

LOT 34 APPALACHIE TRACE UNR:
 COMM NW COR OF SW1/4, RUN S 855.
 735.04 FT FOR POB, RUN NE 24 DEG

THORNTON ROGER/THORNTON ELLEN
 386 SW RONAKE TER
 FORT WHITE, FL 32038

2026

02-6S-16-03766-134



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	3616.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2024	1,860	214,361
FGR	460	55	2024	253	29,158
FOP	55	30	2024	16	1,844
FOP	444	30	2024	133	15,328
TOTALS	2,819			2,262	260,691

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		Heated Area: 1860					HX Base Yr 2024	

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VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			260,691	
TOTAL MARKET OB/XF VALUE			58,840	
TOTAL LAND VALUE - MARKET			110,110	
TOTAL MARKET VALUE			429,641	
SOH/AGL Deduction			91,000	
ASSESSED VALUE			338,641	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			287,230	
TOTAL JUST VALUE			429,641	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			417,286	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044378	New Residential C	362,000	05/09/2022
16185	GARAGE	90	10/27/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/601	10/12/2021	WD	Q	I	01	235,000
GRANTOR: WILKINSON LESLIE D						
GRANTEE: THORNTON ROGER						
1080/1402	4/12/2006	WD	U	V	09	130,000
GRANTOR: GEORGE F & ROGENE J P						
GRANTEE: LESLIE D WILKINSON						

EXTRA FEATURES		BLD		CAP		L		W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES	
1	0030	BARN,MT	0	100	48	72	3,456.00		UT	15.00	15.00		100	2007	2007	3	100	51,840													
2	9945	Well/Sept	0	100	0	0	1.00		UT	7,000.00	7,000.00		100			3	100	7,000													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/06/2026	
386 SW ROANOKE TER, FORT WHITE		MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,-10] W25 S22 E20 S19 E7 S3 E26 S6 D4R4 E4 U4R4 N34 W35 D2L2 U3L3 N15 \$	
FGR=[YR=2024;ORIG=-15,12] E20 S23 W20 N23 \$	
FOP=[YR=2024;ORIG=50,-5] W40 S10 D3R3 U2R2 E35 N11 \$	
FOP=[YR=2024;ORIG=23,34] E11 S5 W11 N5 \$	

LAND DESCRIPTION		TOTAL OB/XF															58,840							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							