

LOT 40 APPALACHIE TRACE UNR:  
 COMM NW COR, RUN S 1418.64 FT,  
 SE 77 DEG 433.91 FT FOR POB,

LAW GRAEME R  
 704 SW ROANOKE TERRACE  
 FORT WHITE, FL 32038

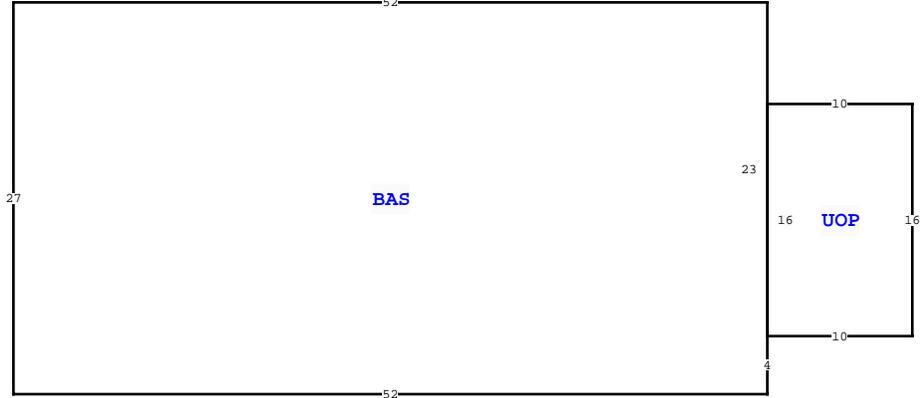
2026

02-6S-16-03766-140



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
UOP	160	25	
TOTALS	1,564		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	-	2001						
Heated Area: 1404						HX Base Yr 2001					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,021
TOTAL MARKET OB/XF VALUE			25,580
TOTAL LAND VALUE - MARKET			95,095
TOTAL MARKET VALUE			208,696
SOH/AGL Deduction			110,149
ASSESSED VALUE			98,547
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			42,136
TOTAL JUST VALUE			208,696
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24276	M H	402	03/22/2006
15747	M H	125	07/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/2185	4/15/1999	WD	Q	V		25,000

GRANTOR: COLUMBIA TIMBERLAND  
 GRANTEE: LAW' S

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	100
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
3	0294	SHED WOOD/	0	100	12	10	120.00	UT	7.50	7.50	100
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
5	0294	SHED WOOD/	0	100	24	24	576.00	UT	7.50	7.50	100
6	0030	BARN, MT	0	0	25	26	1.00	UT	0.00	0.00	100

TOTAL OB/XF												25,580			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/07/2025	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W52 S27 E52 N4 UOP= E10 N16 W10 S16\$ N23\$.											

LAND DESCRIPTION												TOTAL OB/XF												25,580			
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	0200	C	MBL HM	100			0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095										