

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

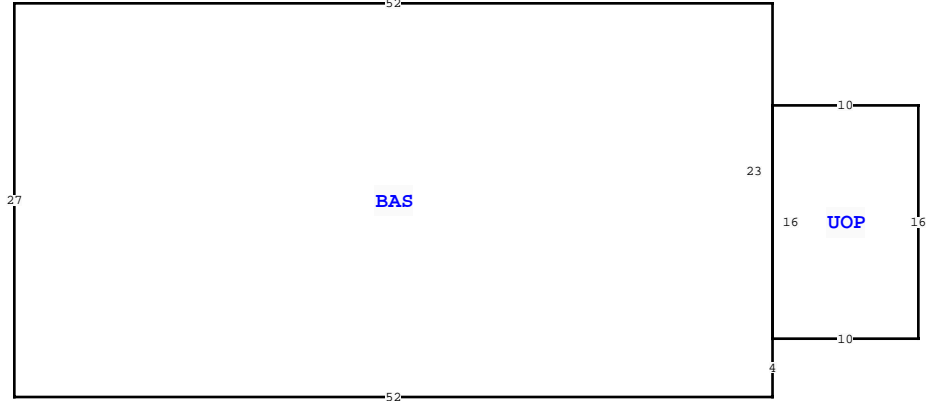
2026

02-6S-16-03766-140



BUILDING CHARACTERISTICS					
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	85,583
UOP	160	25		40	2,438
TOTALS	1,564			1,444	88,021

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		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,021
TOTAL MARKET OB/XF VALUE		25,580
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		223,711
SOH/AGL Deduction		125,164
ASSESSED VALUE		98,547
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		42,136
TOTAL JUST VALUE		223,711
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											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				05/06/2026	MLU						

BUILDING NOTES											

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100			0.00	0.00	10.01	AC	