

LOT 41 APPALACHIE TRACE UNR: COM  
1418.64 FT, SE 77 DEG 1048.01 FT  
858.43 FT TO S R/W OF A PRIV RD,

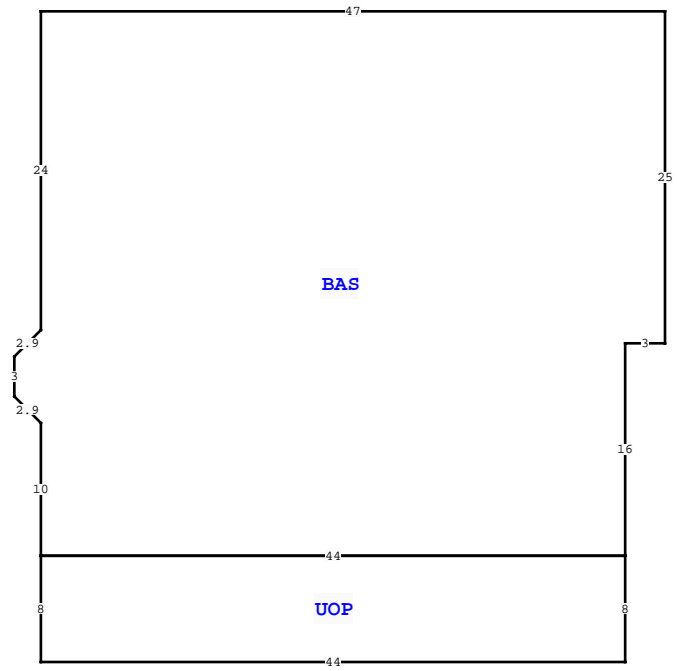
SINOR SAMUEL/SINOR PATRICIA F  
834 SW ROANOKE TERR  
FORT WHITE, FL 32038

**2026**

02-6S-16-03766-141  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	01	NONE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100
Quality	06	06	
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,889	100	
UOP	352	20	
TOTALS	2,241		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	100%	- 2004	112.93	221,230	2007	2007	0	0	18.00	82.00	
Heated Area: 1889 HX Base Yr 2004												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	181,409			
TOTAL MARKET OB/XF VALUE	6,136			
TOTAL LAND VALUE - MARKET	110,110			
TOTAL MARKET VALUE	297,655			
SOH/AGL Deduction	118,632			
ASSESSED VALUE	179,023			
TOTAL EXEMPTION VALUE	HX HB SX VP 109,172			
BASE TAXABLE VALUE	69,851			
TOTAL JUST VALUE	297,655			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	284,852			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21419	SFR	533	01/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0881/1881	6/01/1999	WD Q	V			26,000
GRANTOR: COLUMBIA TIMBERLAND						
GRANTEE: SINOR'S						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	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	0040	BARN,POLE	0	100	16	32		2.50	2.50	100	2003	2003	3	100	1,280	
2	0294	SHED WOOD/	0	100	12	12		7.50	7.50	100	2003	2003	3	100	1,080	
3	0255	MBL HOME S	0	100	12	60		1.00	1.00	100	2003	2003	3	100	720	
4	0294	SHED WOOD/	0	100	12	12		7.50	7.50	100	2003	2003	3	100	1,080	
5	0294	SHED WOOD/	0	100	0	12		7.50	7.50	100	2003	2003	3	100	1,080	
6	0040	BARN,POLE	0	100	16	20		2.50	2.50	100	2003	2003	3	100	800	
7	0252	LEAN-TO W/	0	100	4	12		2.00	2.00	100	2003	2003	3	100	96	

LAND DESCRIPTION													TOTAL OB/XF				6,136							
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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W47 S24 L2 D2 S3 R2 D2 S10 UOP= S8 E44 N8 W44\$ E44 N16 E3 N25\$.												