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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

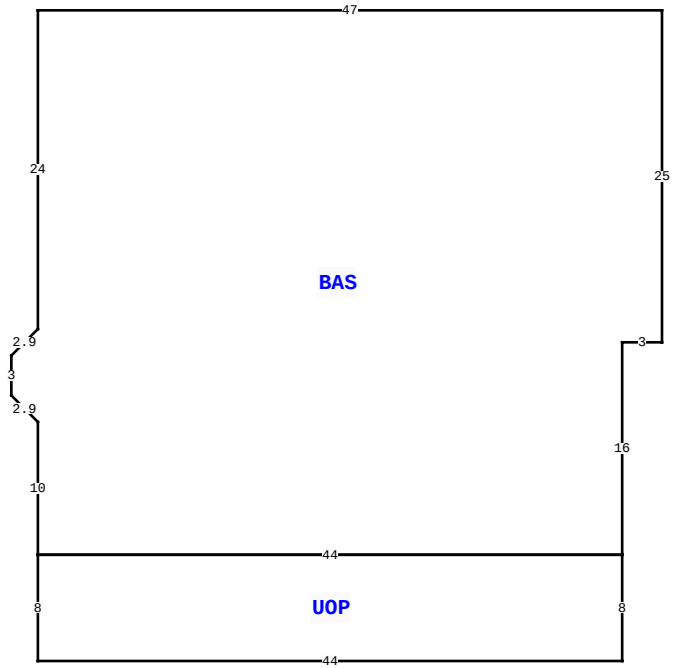
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100		1,889	174,927
UOP	352	20		70	6,482
TOTALS	2,241			1,959	181,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,959	100.8315	112.93	221,230	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2004 Heated Area: 1889 HX Base Yr 2004



834 SW ROANOKE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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		95,095
TOTAL MARKET VALUE		282,640
SOH/AGL Deduction		103,617
ASSESSED VALUE		179,023
TOTAL EXEMPTION VALUE	HX HB SX VP	109,172
BASE TAXABLE VALUE		69,851
TOTAL JUST VALUE		282,640
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

BUILDING NOTES

BUILDING DIMENSIONS

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

EXTRA FEATURES

LN	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	512.00	UT	2.50	2.50	100	2003	2003	3	100	1,280	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	2003	2003	3	100	1,080	
3	0255	MBL HOME S	0	100	12	60	720.00	UT	1.00	1.00	100	2003	2003	3	100	720	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	2003	2003	3	100	1,080	
5	0294	SHED WOOD/	0	100	0	12	144.00	UT	7.50	7.50	100	2003	2003	3	100	1,080	
6	0040	BARN,POLE	0	100	16	20	320.00	UT	2.50	2.50	100	2003	2003	3	100	800	
7	0252	LEAN-TO W/	0	100	4	12	48.00	UT	2.00	2.00	100	2003	2003	3	100	96	

LAND DESCRIPTION

TOTAL OB/XF 6,136

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	9,500.00	9,500.00	95,095							

REVIEW DATE 05/18/2015 BY TW Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 03/24/2026 BY SYS