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

**2027**

**02-6S-16-03766-141**

## BUILDING CHARACTERISTICS

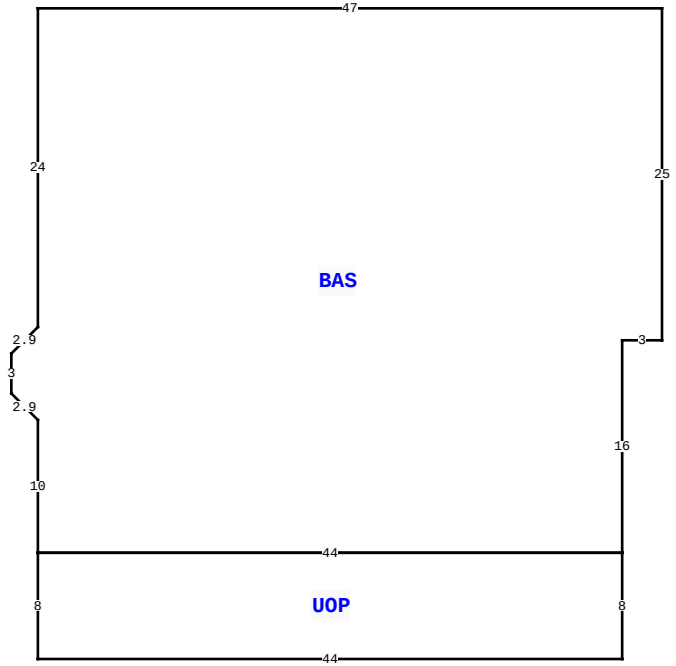
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 01 | NONE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 171,797 |
| UOP | 352 | 20 | | 70 | 6,366 |
| TOTALS | 2,241 | | | 1,959 | 178,164 |

## 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 | 110.91 | 217,273 | 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 | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 178,164 |
| TOTAL MARKET OB/XF VALUE | | 6,136 |
| TOTAL LAND VALUE - MARKET | | 110,110 |
| TOTAL MARKET VALUE | | 294,410 |
| SOH/AGL Deduction | | 110,016 |
| ASSESSED VALUE | | 184,394 |
| TOTAL EXEMPTION VALUE | HX HB SX VP | 109,709 |
| BASE TAXABLE VALUE | | 74,685 |
| TOTAL JUST VALUE | | 294,410 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 297,655 |

| 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 | 11,000.00 | 11,000.00 | 110,110 | | | | | | | |

REVIEW DATE 04/16/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS