

LOT 42 APPALACHIE TRACE UNR:
 COMM NW COR, S 1316.14 FT TO NW
 NW1/4, CONT S 102.23 FT, SE 77 D

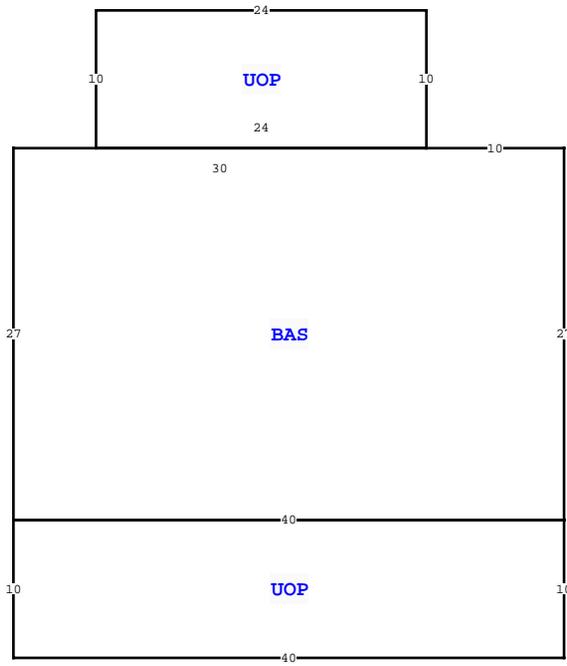
WILKINSON LESLIE D/ECKROTH SHARON K
 1041 SW ROANOKE TER
 FORT WHITE, FL 32038

2026

02-6S-16-03766-145


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		3	100
Stories	1.	1.	100
Architectual	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	1,080	100	
UOP	240	25	
UOP	400	25	
TOTALS	1,720		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,240	113.9000	107.07	132,767	2005	2005	0	0	45.00	55.00	
1 MANUF 1 100% - 2013 Heated Area: 1080 HX Base Yr 2013												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			73,022
TOTAL MARKET OB/XF VALUE			34,560
TOTAL LAND VALUE - MARKET			366,840
TOTAL MARKET VALUE			474,422
SOH/AGL Deduction			108,187
ASSESSED VALUE			366,235
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			314,824
TOTAL JUST VALUE			474,422
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19686	M H	125	06/26/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/361	8/12/2025	WD	Q	I	01	63,500
GRANTOR: MACDONALD CATHLEEN S						
GRANTEE: WILKINSON LESLIE D						
1423/0047	10/29/2020	WD	U	V	11	100
GRANTOR: EUGENE & SUSAN SUTTON						
GRANTEE: LES WILKINSON & SHA						

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
1	0060	CARPORT F	0	100	24	24	UT		16.00	100	2010	2010
2	9945	Well/Sept	0	100	0	0	UT		7,000.00	100		
3	0040	BARN, POLE	0	100	22	26	UT		5.00	100	2010	2010
4	9945	Well/Sept	0	100	0	0	UT		7,000.00	100		
5	0031	BARN, MT AE	0	100	22	28	UT		9.00	100	2015	2015
6	0040	BARN, POLE	0	100	28	42	UT		2.50	100	2015	2015

TOTAL OB/XF												
34,560												
BLD DATE		LGL DATE	05/10/2024	MLU								
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES												
BAS= W10 UOP= N10 W24 S10 E24\$ W30 S27 UOP= S10 E40 N10 W40\$E40 N27\$.												

BUILDING DIMENSIONS												
BAS= W10 UOP= N10 W24 S10 E24\$ W30 S27 UOP= S10 E40 N10 W40\$E40 N27\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090								
2	9901	C	AC/XFOB	0		A-1	0.00	0.00	10.37	AC		1.00	1.00	1.00	9,000.00	9,000.00	93,330								
3	0000	C	VAC RES	0		A-1	0.00	0.00	10.37	AC		1.00	1.00	1.00	9,000.00	9,000.00	93,330								
4	0000	C	VAC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090								