LOT 43 APPALACHIE TRACE UNR:
COMM NW COR, RUN S 529.26 FT FOR
DEG 521.71 FT TO A PT ON W'LY EN

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

2027

02-6S-16-03766-145

BUILDING CHARACTERISTICS

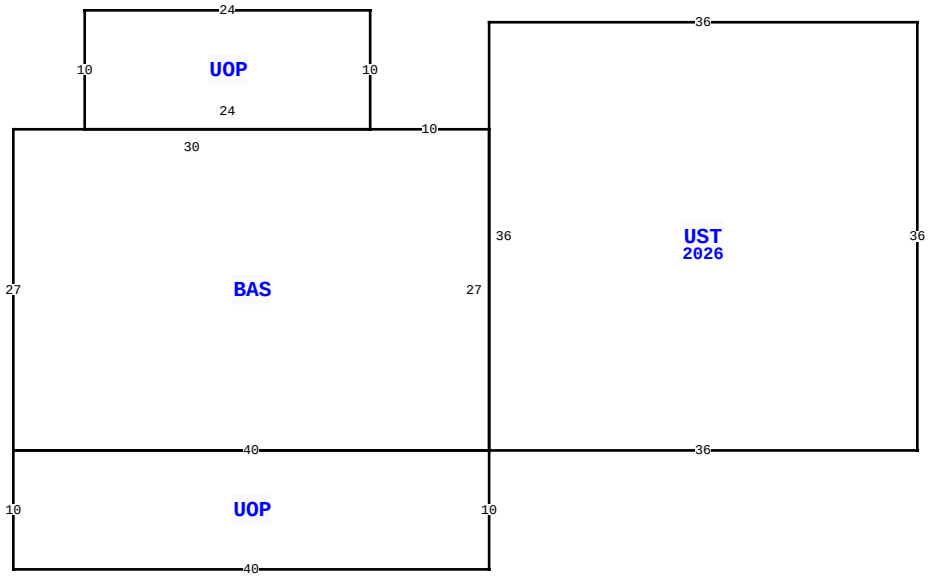
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	64,027
UOP	240	25		60	3,557
UOP	400	25		100	5,928
UST	1,296	45	2026	583	34,563
TOTALS	3,016			1,823	108,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,823	115.9000	107.79	196,501	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2013 Heated Area: 1080 HX Base Yr 2013



1041 SW ROANOKE TER, FORT WHITE

BLD DATE		LGL DATE	05/10/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0060	CARPORT F	0	100	24	24	576.00	UT	16.00	16.00	100	2010	2010	3	100	9,216	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	22	26	572.00	UT	5.00	5.00	100	2010	2010	3	100	2,860	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0031	BARN,MT AE	0	100	22	28	616.00	UT	9.00	9.00	100	2015	2015	3	100	5,544	
6	0040	BARN,POLE	0	100	28	42	1,176.00	UT	2.50	2.50	100	2015	2015	3	100	2,940	
7	0030	BARN,MT	0	100	50	60	1.00	UT	48,000.00	48,000.00	100	2026	2025		100	48,000	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2026	2025		100	2,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,076
TOTAL MARKET OB/XF VALUE	85,360
TOTAL LAND VALUE - MARKET	303,900
TOTAL MARKET VALUE	497,336
SOH/AGL Deduction	104,620
ASSESSED VALUE	392,716
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	341,305
TOTAL JUST VALUE	497,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	561,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055325	Electrical Servic		03/25/2026
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	04	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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 W30 S27 E40 N27 $
UOP=[ORIG=-40,27] S10 E40 N10 W40 $
UOP=[ORIG=-10,0] N10 W24 S10 E24 $
UST=[YR=2026;ORIG=0,-9] E36 S36 W36 N36 $
.

LAND DESCRIPTION

TOTAL OB/XF 85,360

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,100							
2	9901	C	AC/XFOB	0		A-1	0.00	0.00	10.37	AC		1.00	1.00	1.00	10,000.00	10,000.00	103,700							
3	0000	C	VAC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,100							

REVIEW DATE 04/16/2026 BY KS Total Acres: 30.39 Total Land Value: 303,900 Market: 0 Agricultural: 0 Common: 303,900 PRINTED 11/17/2026 BY SYS