

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

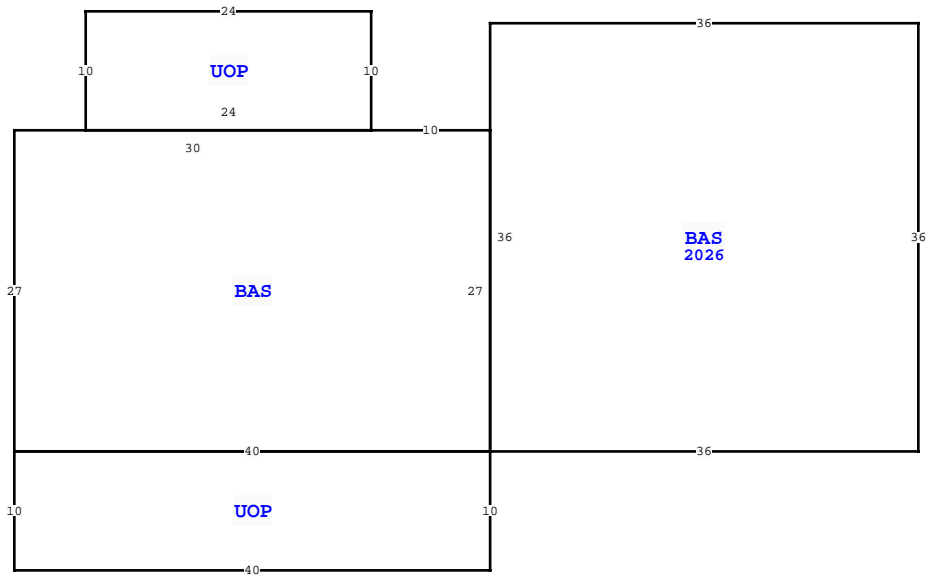
2026

02-6S-16-03766-145



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			100	
Kitchen Adjus	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	64,716
BAS	1,296	100	2026	1,296	77,659
UOP	240	25		60	3,595
UOP	400	25		100	5,992
TOTALS	3,016			2,536	151,963

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2013								
			Heated Area:	2376				HX Base Yr	2013			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			151,963
TOTAL MARKET OB/XF VALUE			85,360
TOTAL LAND VALUE - MARKET			366,840
TOTAL MARKET VALUE			604,163
SOH/AGL Deduction			109,469
ASSESSED VALUE			494,694
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			443,283
TOTAL JUST VALUE			604,163
NCON VALUE			128,459
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,092

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	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	
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 \$ BAS=[YR=2026;ORIG=0,-9] E36 S36 W36 N36 \$	

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	0060	CARPOT F	0	100	24	24	576.00	UT	16.00	100	2010	2010	3	100	9,216	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	22	26	572.00	UT	5.00	100	2010	2010	3	100	2,860	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
5	0031	BARN,MT AE	0	100	22	28	616.00	UT	9.00	100	2015	2015	3	100	5,544	
6	0040	BARN,POLE	0	100	28	42	1,176.00	UT	2.50	100	2015	2015	3	100	2,940	
7	0030	BARN,MT	0	100	50	60	1.00	UT	48,000.00	100	2026	2025	100	100	48,000	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,800.00	100	2026	2025	100	100	2,800	
TOTAL OB/XF													85,360			

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	DPH 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							