LOT 46 APPALACHIE TRACE UNR: CO
NW1/4, RUN W 243.88 FT FOR POB,
DEG W 1409.90 FT TO N R/W OF A 6

POUSA DAVID/POUSA SHEILA D
308 SW LITTLE RD
LAKE CITY, FL 32024

2027

02-6S-16-03766-146

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1013 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,392
TOTAL MARKET VALUE	84,392
SOH/AGL Deduction	12,551
ASSESSED VALUE	71,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,841
TOTAL JUST VALUE	84,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056912	Mobile Home		11/04/2026
000056482	Electrical Servic		09/02/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1139	6/10/2026	WD	Q	V	01	100,000
GRANTOR: NAVIN DAVID						
GRANTEE: POUSA DAVID						
1190/2478	3/16/2010	QC	U	V	11	100
GRANTOR: DAVID NAVIN						
GRANTEE: DAVID NAVIN & MIMI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.96	AC		1.00	1.00	0.70	11,000.00	7,700.00	84,392							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.96 Total Land Value: 84,392 Market: 0 Agricultural: 0 Common: 84,392 PRINTED 11/17/2026 BY SYS