

LOT 49 APPALACHIE TRACE UNR: COM
 NW1/4, RUN S 1149.68 FT FOR POB,
 410.54 FT, W 1061.97 FT TO A PT

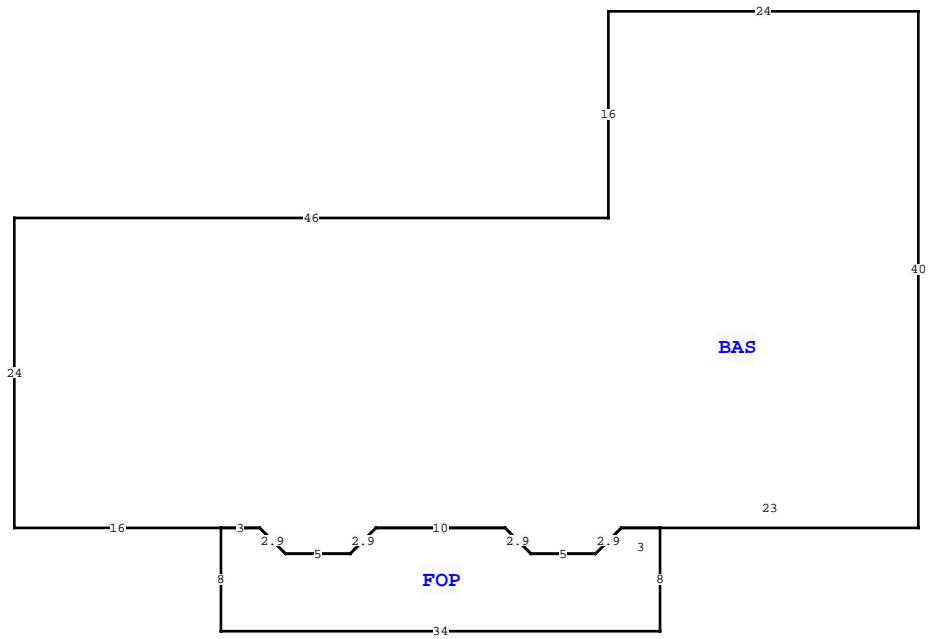
WIGGAN YVONNE E REVOCABLE LIVING TRUST DATED MARC
 859 SW ROANOKE TERR
 FORT WHITE, FL 32038

2026

02-6S-16-03766-149

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	2,092	100	
FOP	244	30	
TOTALS	2,336		
TOTALS		2,165	221,034

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,165	118.3840	132.59	287,057	2002	2002	0	0	23.00	77.00	
1 SINGLE FAM 100% - 2006 Heated Area: 2092 HX Base Yr 2006												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			272,016
TOTAL MARKET OB/XF VALUE			42,592
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			424,718
SOH/AGL Deduction			142,030
ASSESSED VALUE			282,688
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			226,277
TOTAL JUST VALUE			424,718
NCON VALUE			33,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052983	Roof Replacement	10,925	04/30/2025
000042950	Electrical Servic	0	10/13/2021
20194	M H	125	11/27/2002
16065	SFR	335	09/23/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/2607	3/19/2025	QC	U	I	11	100

GRANTOR: WIGGAN YVONNE
 GRANTEE: WIGGAN YVONNE REVOC
 1533/1055 2/17/2025 PB U I 18 0
 GRANTOR: CLERK OF COURT (RYAN)
 GRANTEE: RIGGAN YVONNE

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	0166	CONC, PAVMT	0	100	0	0			96.00	UT	2.00				192	
2	0258	PATIO	0	100	0	0			1.00	UT	0.00				600	
3	0080	DECKING	0	100	0	0			1.00	UT	0.00				300	
4	9947	Septic	0	100	0	0			1.00	UT	3,000.00			3	100	3,000
5	0104	GENERATOR	0	100	0	0			1.00	UT	6,000.00				80	4,800
6	0060	CARPORT F	0	100	0	0			1.00	UT	6,200.00				100	6,200
7	0296	SHED METAL	0	100	22	20			1.00	UT	6,500.00				100	6,500
8	0030	BARN, MT	0	100	44	30			1.00	UT	21,000.00				100	21,000
TOTALS													42,592			

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	0100	C	SFR	100			0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

LOT 49 APPALACHIE TRACE UNR: COM
 NW1/4, RUN S 1149.68 FT FOR POB,
 410.54 FT, W 1061.97 FT TO A PT

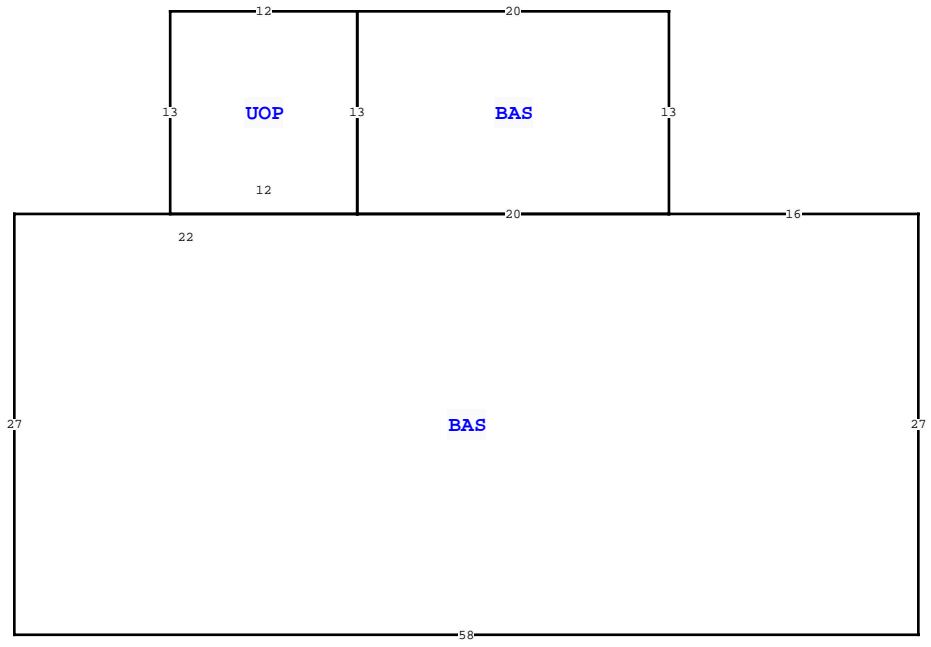
WIGGAN YVONNE E REVOCABLE LIVING TRUST DATED MARC
 859 SW ROANOKE TERR
 FORT WHITE, FL 32038

2026

02-6S-16-03766-149


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		2	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	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	260	100	
BAS	1,566	100	
UOP	156	25	
TOTALS	1,982		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,865	113.9000	68.34	127,454	2002	2002	0	0	60.00	40.00
2 MOBILE HME 0% - 2006 Heated Area: 1826 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			272,016
TOTAL MARKET OB/XF VALUE			42,592
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			424,718
SOH/AGL Deduction			142,030
ASSESSED VALUE			282,688
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE			226,277
TOTAL JUST VALUE			424,718
NCON VALUE			33,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/2607	3/19/2025	QC	U	I	11	100
GRANTOR: WIGGAN YVONNE						
GRANTEE: WIGGAN YVONNE REVOC						
1533/1055	2/17/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RYAN)						
GRANTEE: RIGGAN YVONNE						

EXTRA FEATURES		859 SW ROANOKE TER, FORT WHITE														
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/06/2026	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 BAS= N13 W20 S13 E20\$ W20 UOP= N13 W12 S13 E12\$ W22 S27 E58 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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV