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 LINVING TRUST DATED MARC
859 SW ROANOKE TERR
FORT WHITE, FL 32038

2027

02-6S-16-03766-149

BUILDING CHARACTERISTICS

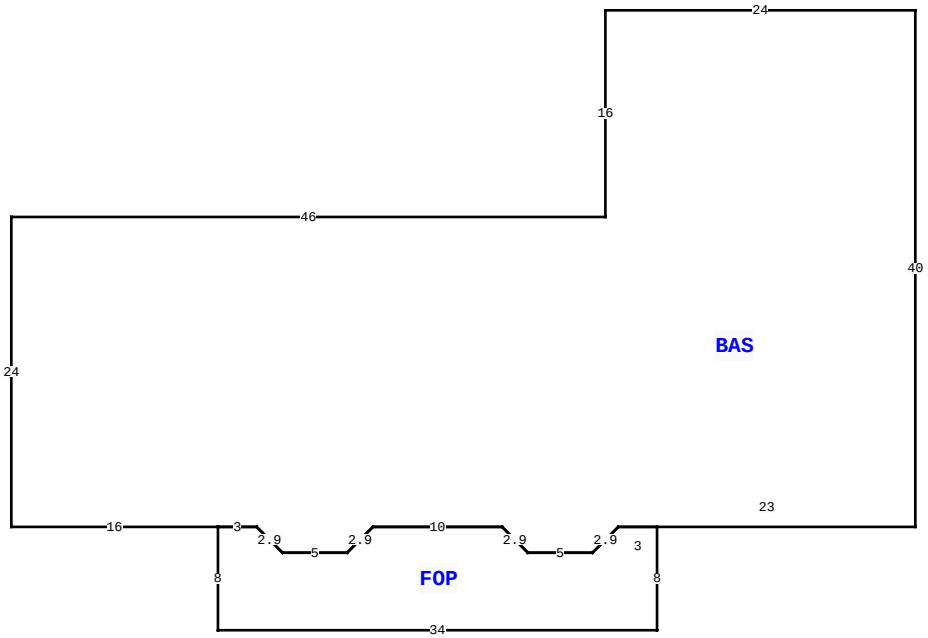
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,092	100		2,092	209,763
FOP	244	30		73	7,320
TOTALS	2,336			2,165	217,083

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	130.22	281,926	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2006 Heated Area: 2092 HX Base Yr 2006



859 SW ROANOKE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	96.00	UT	2.00	2.00	100	2003	2003	3	100	192	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
6	0060	CARPORT F	0	100	0	0	1.00	UT	6,200.00	6,200.00	100	2026	2025		100	6,200	
7	0296	SHED METAL	0	100	22	20	1.00	UT	6,500.00	6,500.00	100	2026	2025		100	6,500	
8	0030	BARN,MT	0	100	44	30	1.00	UT	21,000.00	21,000.00	100	2026	2025		100	21,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		268,065
TOTAL MARKET OB/XF VALUE		42,592
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		420,767
SOH/AGL Deduction		131,458
ASSESSED VALUE		289,309
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		232,898
TOTAL JUST VALUE		420,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,718

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S16 W46 S24 E16 FOP= S8 E34 N8 W3 D2 L2 W5 L2 U2 W10 D2 L2 W5 L2 U2 W3$ E3 D2 R2 E5 R2 U2 E10 D2 R2 E5 R2 U2 E23 N40 $.

LAND DESCRIPTION

TOTAL OB/XF 42,592

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	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							

REVIEW DATE 04/16/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS

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

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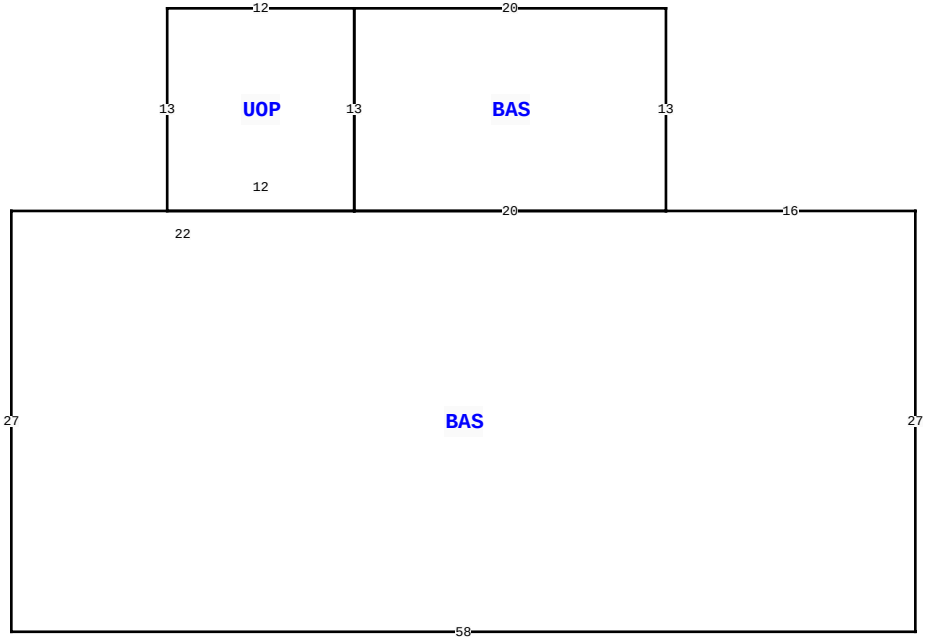
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	7,107
BAS	1,566	100		1,566	42,808
UOP	156	25		39	1,066
TOTALS	1,982			1,865	50,982

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	0	60.00	40.00

2 MOBILE HME 0% - 2006 Heated Area: 1826 HX Base Yr 2006



859 SW ROANOKE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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COLUMBIA COUNTY PROPERTY

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

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 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

REVIEW DATE 04/16/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS