

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

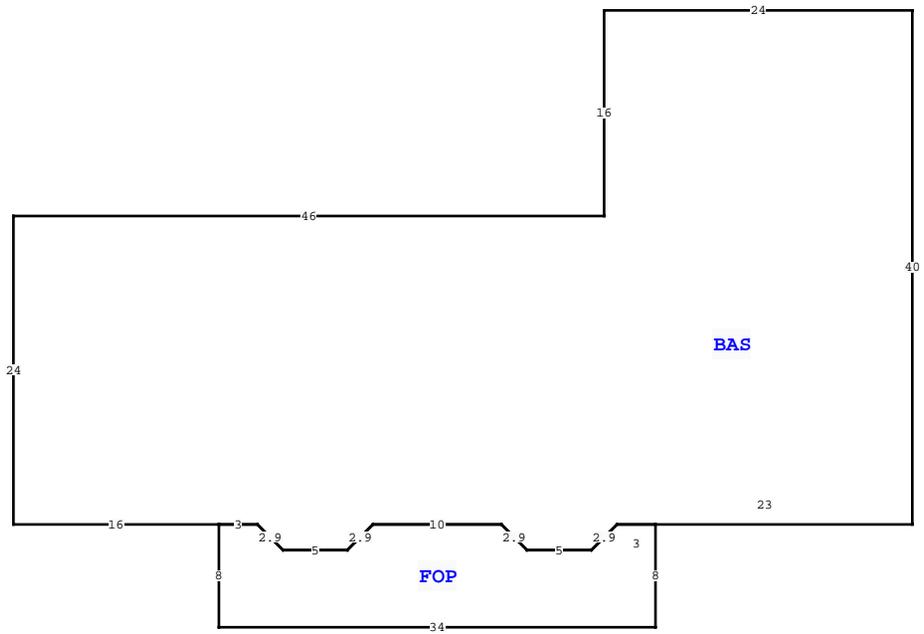
WIGGAN YVONNE E REVOCABLE LIVING TRUST DATED MARC  
 859 SW ROANOKE TERR  
 FORT WHITE, FL 32038

**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 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
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	
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			8,892
TOTAL LAND VALUE - MARKET			95,095
TOTAL MARKET VALUE			376,003
SOH/AGL Deduction			128,515
ASSESSED VALUE			247,488
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			191,077
TOTAL JUST VALUE			376,003
NCON VALUE			0
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				3,000	
5	0104	GENERATOR	0	100	0	0			1.00	UT	6,000.00			80	4,800	
TOTALS													8,892			

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	9,500.00	9,500.00	85,595							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

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 410.54 FT, W 1061.97 FT TO A PT

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 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		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
2 MOBILE HME	0%	-	2006								
				Heated Area: 1826			HX Base Yr 2006				
859 SW ROANOKE TER, FORT WHITE											
		BLD DATE		LGL DATE			04/07/2025 MLU				
		XF DATE		LAND DATE							
		INC DATE		AG DATE							

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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PREVIOUS YEAR MKT VALUE			379,173

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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

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