

LOT 50 APPALACHIE TRACE UNR:  
 COMM NE COR OF NW1/4, S 1560.22  
 S 588.24 FT, NW 76 DEG 1096.45 F

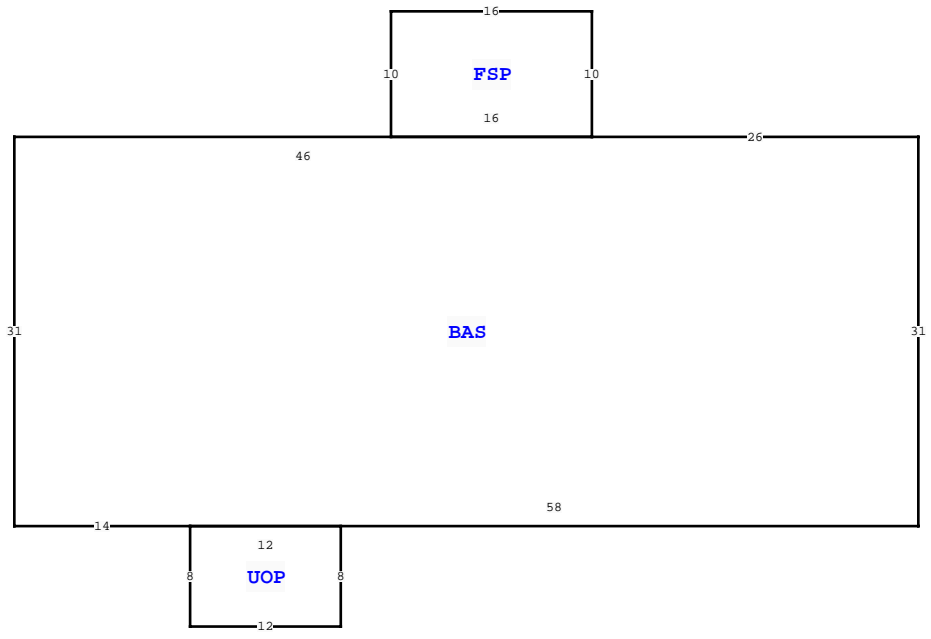
BOWLES FAMILY REVOCABLE TRUST DATED 04/23/2024  
 791 SW ROANOKE TER  
 FORT WHITE, FL 32038

**2026**

02-6S-16-03766-150

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,232	100	
FSP	160	40	
UOP	96	25	
TOTALS	2,488		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2002								
				Heated Area: 2232			HX Base Yr 2002				



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			63,420
TOTAL MARKET OB/XF VALUE			11,300
TOTAL LAND VALUE - MARKET			102,850
TOTAL MARKET VALUE			177,570
SOH/AGL Deduction			83,426
ASSESSED VALUE			94,144
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			42,733
TOTAL JUST VALUE			177,570
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052150	Roof Replacement	7,800	01/27/2025
25034	M H	296	09/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/228	4/23/2024	WD	U	I	11	100

GRANTOR: BOWLES JACQUELINE S  
 GRANTEE: BOWLES FAMILY REVOC  
 0888/1791 9/15/1999 WD Q V 23,000  
 GRANTOR: COLUMBIA TIMBERLANDS  
 GRANTEE: BOWLES'

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2000
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100	

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
791 SW ROANOKE TER, FORT WHITE											
BLD DATE: 05/06/2026 MLU											
LGL DATE: 05/06/2026 MLU											
XF DATE: 05/06/2026 MLU											
INC DATE: 05/06/2026 MLU											
AG DATE: 05/06/2026 MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 FSP= N10 W16 S10 E16\$ W46 S31 E14 UOP= S8 E12 N8 W12\$ E58 N31\$.											

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	11.00	AC		1.00	1.00	0.85	11,000.00	9,350.00	102,850							