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

2027

02-6S-16-03766-150

BUILDING CHARACTERISTICS

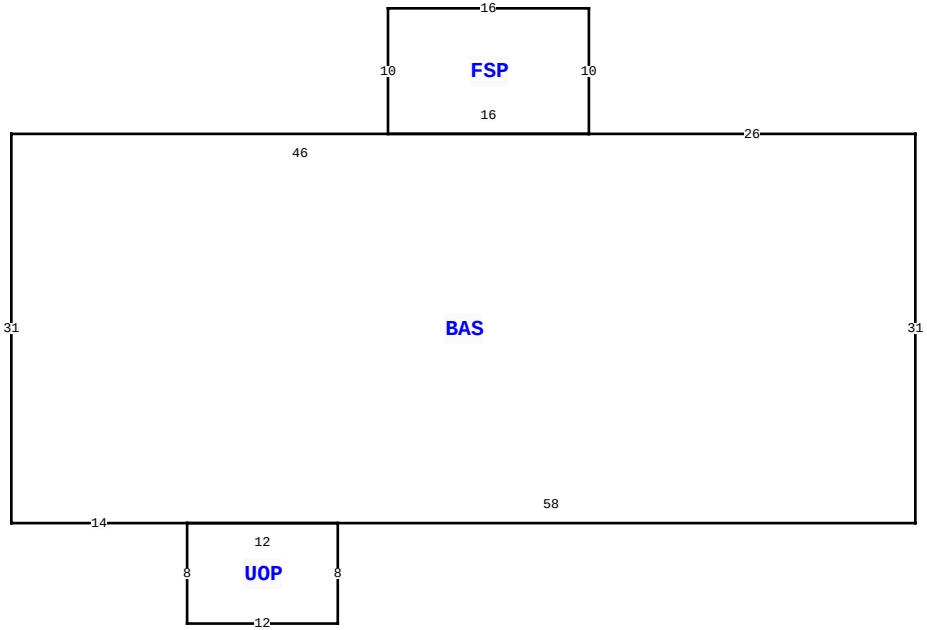
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	61,014
FSP	160	40		64	1,750
UOP	96	25		24	656
TOTALS	2,488			2,320	63,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,320	113.9000	68.34	158,549	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 2232 HX Base Yr 2002



791 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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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		80,489
ASSESSED VALUE		97,081
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,670
TOTAL JUST VALUE		177,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,570

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'						

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 11,300

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	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							

REVIEW DATE 04/16/2026 BY KS Total Acres: 11.00 Total Land Value: 102,850 Market: 0 Agricultural: 0 Common: 102,850 PRINTED 11/17/2026 BY SYS