

LOT 52 APPALACHIE TRACE UNR: BEG  
SW1/4, RUN S 476.66 FT, NW 75 DE  
FT TO A PT ON E R/W OF A PRIV RD

HAMIL JULIE/TYLER RANDY  
607 SW ROANOKE TER  
FORT WHITE, FL 32038

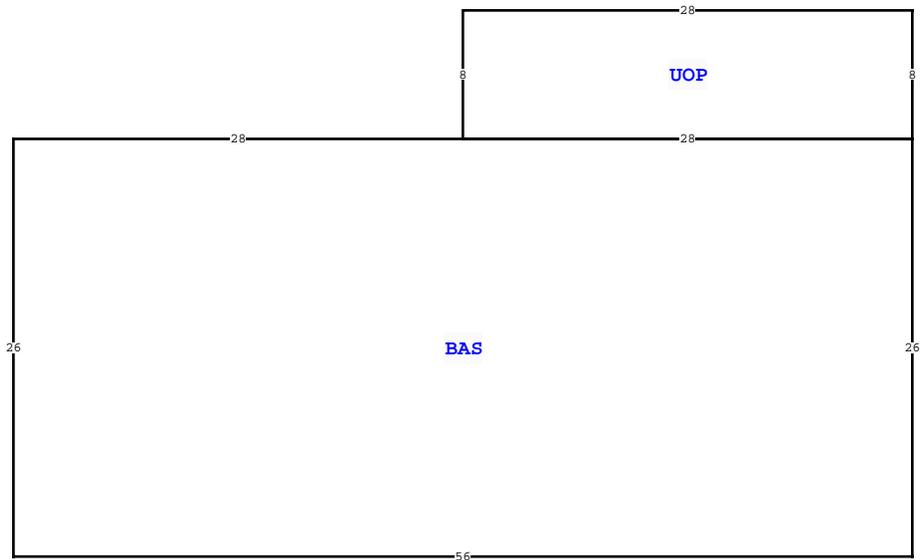
2026

02-6S-16-03766-152



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 Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	02	02	
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	1,456	100	
UOP	224	25	
TOTALS	1,680		1,512 28,105

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,512	77.4520	46.47	70,263	1980	1980	0	0	60.00	40.00		
1 MOBILE HME 0% - 2026 Heated Area: 1456 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			28,105
TOTAL MARKET OB/XF VALUE			8,250
TOTAL LAND VALUE - MARKET			104,490
TOTAL MARKET VALUE			140,845
SOH/AGL Deduction			0
ASSESSED VALUE			140,845
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			140,845
TOTAL JUST VALUE			140,845
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17306	M H	125	08/09/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/300	7/11/2025	PR U		I	19	123,100
GRANTOR: FRENCH CATHERINE E PR						
GRANTEE: HAMIL JULIE						
0889/1963	10/01/1999	WD Q	V			25,000
GRANTOR: COLUMBIA TIMBERLAND L						
GRANTEE: NELSON'S						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														8,250	
607 SW ROANOKE TER, FORT WHITE															
														04/08/2025	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W28 S26 E56 N26 UOP= N8 W28 S8 E28\$ W28\$.													

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	0		A-1	0.00	0.00	11.61	AC		1.00	1.00	1.00	9,000.00	9,000.00	104,490							