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

2027

02-6S-16-03766-152

BUILDING CHARACTERISTICS

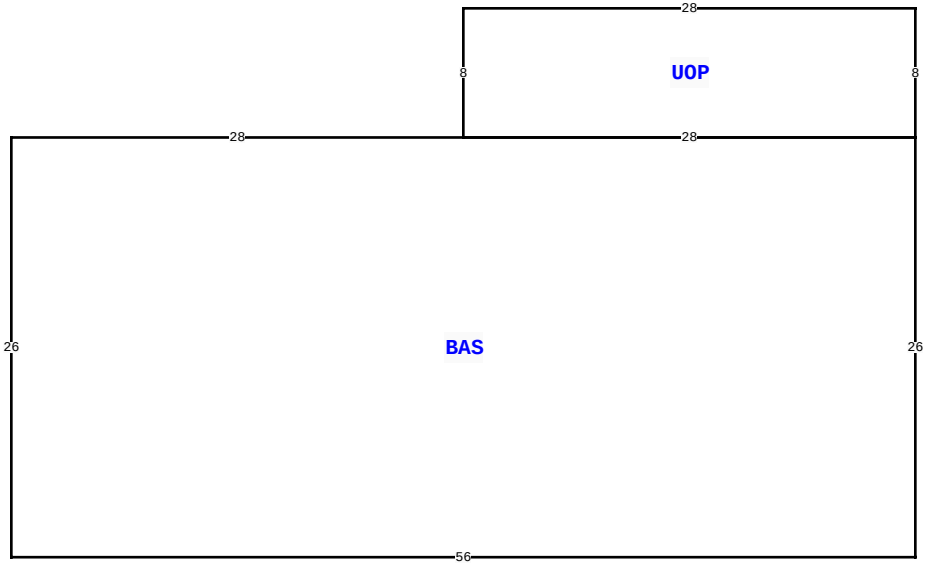
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	27,542
UOP	224	25		56	1,059
TOTALS	1,680			1,512	28,601

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	78.8120	47.29	71,502	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1456 HX Base Yr



607 SW ROANOKE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	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	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,601
TOTAL MARKET OB/XF VALUE	8,250
TOTAL LAND VALUE - MARKET	104,490
TOTAL MARKET VALUE	141,341
SOH/AGL Deduction	0
ASSESSED VALUE	141,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,341
TOTAL JUST VALUE	141,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,341

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 8,250

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

REVIEW DATE 04/16/2026 BY KS Total Acres: 11.61 Total Land Value: 104,490 Market: 0 Agricultural: 0 Common: 104,490 PRINTED 11/17/2026 BY SYS