LOT 55 APPALACHIE TRACE UNR:
COMM SE COR OF SW1/4, RUN N 693.
652.38 FT FOR POB, CONT NW 79 DE

JULIAN LYNN ROBERTS/JULIAN JAMES MICHAEL
13133 SW 186 TERRACE
MIAMI, FL 33177

2027

02-6S-16-03766-155

BUILDING CHARACTERISTICS

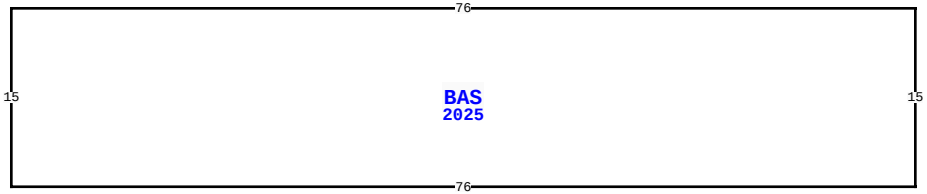
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,140	100	2025	1,140	124,981
TOTALS	1,140			1,140	124,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,140	113.0000	111.87	127,532	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2025 Heated Area: 1140 HX Base Yr



852 SW CHIEFLAND LN, 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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,981
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	149,411
SOH/AGL Deduction	0
ASSESSED VALUE	149,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,411
TOTAL JUST VALUE	245,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050446	Mobile Home		07/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/294	1/28/2022	WD	Q	I	01	100,000
GRANTOR: AMPARO EUVARGAIN REVO						
GRANTEE: JULIAN LYNN ROBERTS						
1354/1185	2/08/2018	WD	U	V	11	100
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: EUVARGAIN AMPARO AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-59,-25] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,800

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					1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	6200	A	PASTURE 3	0					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 04/16/2026 BY KS Total Acres: 10.01 Total Land Value: 13,630 Market: 99,000 Agricultural: 2,520 Common: 11,110 PRINTED 11/17/2026 BY SYS