LOT 4 APPALACHIE TRACE UNR:
COMM SW COR OF SE1/4, RUN N
1538.67 FT FOR POB, CONT N

KNOX CHARLES L/KNOX ADRIA L
398 SW APPALACHE TER
FORT WHITE, FL 32038

2027

03-6S-16-03766-104

BUILDING CHARACTERISTICS

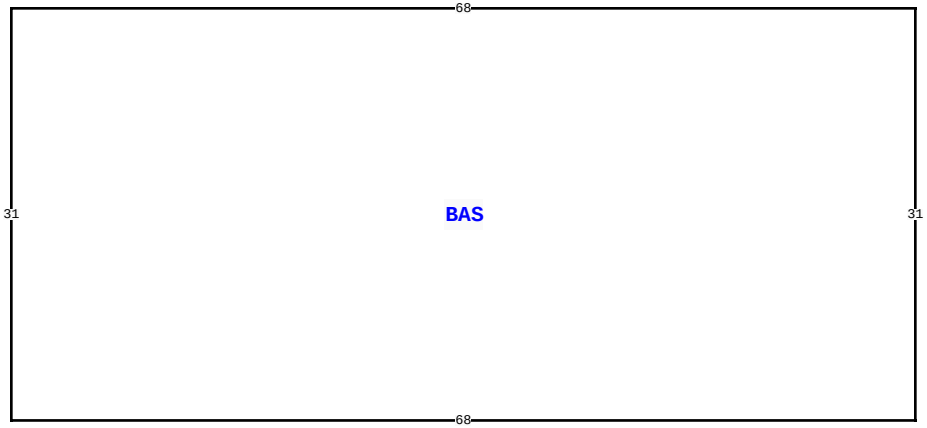
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	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	2,108	100		2,108	122,815
TOTALS	2,108			2,108	122,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,108	113.9000	105.93	223,300	2003	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 2108 HX Base Yr 2003



398 SW APPALACHEE 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	2002	2002	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	9947	Septic	0	100	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		122,815
TOTAL MARKET OB/XF VALUE		16,000
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		152,445
SOH/AGL Deduction		78,205
ASSESSED VALUE		74,240
TOTAL EXEMPTION VALUE	HX HB WX	54,240
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		248,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38827	M H	0	10/29/2019
20141	M H	125	11/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/1201	7/15/1997	WD	Q	V		24,000

GRANTOR: COLUMBIA TIMBERLANDS

GRANTEE: KNOX

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E68 N31$.

LAND DESCRIPTION

TOTAL OB/XF 16,000

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	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 04/20/2026 BY KS Total Acres: 10.01 Total Land Value: 13,630 Market: 99,000 Agricultural: 2,520 Common: 11,110 PRINTED 11/16/2026 BY SYS