

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

2026

03-6S-16-03766-104

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	2,108	100	
TOTALS	2,108		2,108

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2003									
					Heated Area: 2108			HX Base Yr 2003				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>												
BLD DATE						LGL DATE	05/06/2026					
XF DATE						LAND DATE	MLU					
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			126,769
TOTAL MARKET OB/XF VALUE			16,000
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			156,399
SOH/AGL Deduction			84,248
ASSESSED VALUE			72,151
TOTAL EXEMPTION VALUE	HX HB WX		52,151
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			252,879
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,232

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\$.												

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	100	0	0	1.00	UT	1,200.00	100	2002	2002	3	100	1,200	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	100			3	100	4,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
TOTALS													16,000			

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	DPHT 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							