LOT 6 APPALACHIE TRACE UNR:
COMM SW COR OF NE1/4, RUN N 37.9
POB, CONT N 483.35 FT, E 965.35

ESTRADA MARCELO JOSE/ESTRADA MARJORIE
664 SW APPALACHEE TER
FORT WHITE, FL 32038

2027

03-6S-16-03766-106

BUILDING CHARACTERISTICS

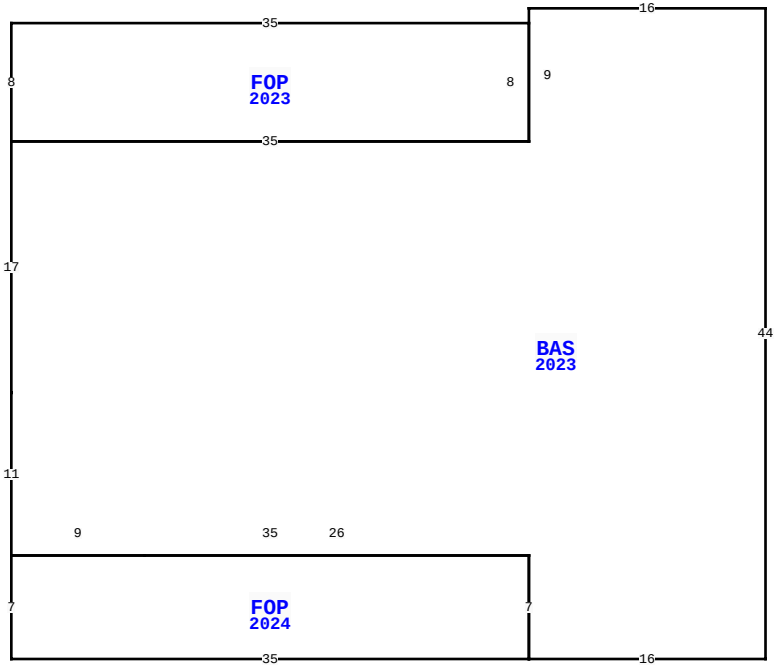
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	1,684	100	2023	1,684	278,508
FOP	280	30	2023	84	13,892
FOP	245	30	2024	74	12,238
TOTALS	2,209			1,842	304,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,842	155.0010	170.50	314,061	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 1684 HX Base Yr 2025



664 SW APPALACHEE TER, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	6,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	
3	0030	BARN,MT	0	100	46	72	1.00	UT	59,616.00	59,616.00	100	2026	2025		100	59,616	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		304,639
TOTAL MARKET OB/XF VALUE		66,416
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		481,165
SOH/AGL Deduction		0
ASSESSED VALUE		481,165
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		379,754
TOTAL JUST VALUE		481,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043677	New Residential C	280,000	02/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/56	2/23/2024	WD	Q	I	01	555,000
GRANTOR: TURNER MICHAEL						
GRANTEE: ESTRADA MARCELO JOS						
1437/2379	5/13/2021	WD	Q	V	01	75,500
GRANTOR: LAND BY USA LLC						
GRANTEE: TURNER MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,30] W16 S9 W35 S17 S11 E9 E26 S7 E16 N44 $
FOP=[YR=2023;ORIG=49,31] E35 S8 W35 N8 $
FOP=[YR=2024;ORIG=49,74] N7 E35 S7 W35 $
.

LAND DESCRIPTION

TOTAL OB/XF 66,416

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	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 04/20/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/16/2026 BY SYS