

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

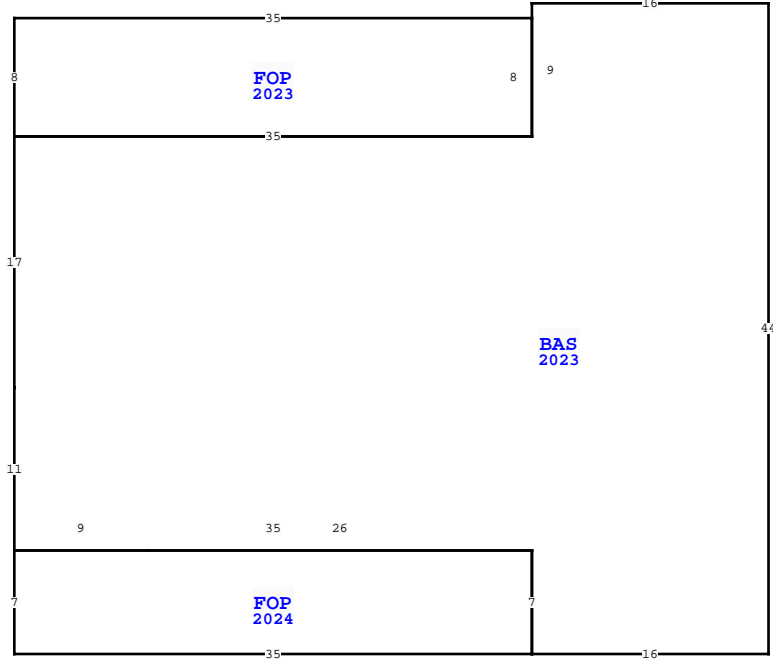
ESTRADA MARCELO JOSE/ESTRADA MARJORIE
 664 SW APPALACHEE TER
 FORT WHITE, FL 32038

2026

03-6S-16-03766-106

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	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
BAS	1,684	100
FOP	280	30
FOP	245	30
TOTALS	2,209	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2025		Heated Area: 1684					HX Base Yr 2025		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			310,178
TOTAL MARKET OB/XF VALUE			6,800
TOTAL LAND VALUE - MARKET			95,095
TOTAL MARKET VALUE			412,073
SOH/AGL Deduction			0
ASSESSED VALUE			412,073
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			361,351
TOTAL JUST VALUE			412,073
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			415,271

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	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	
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 \$	

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	0020	BARN,FR	0	100	0	0		1.00	UT	0.00	2024	2023		100	6,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT	0.00	2024	2023		100	800	

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	DPH 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	9,500.00	9,500.00	95,095							