

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

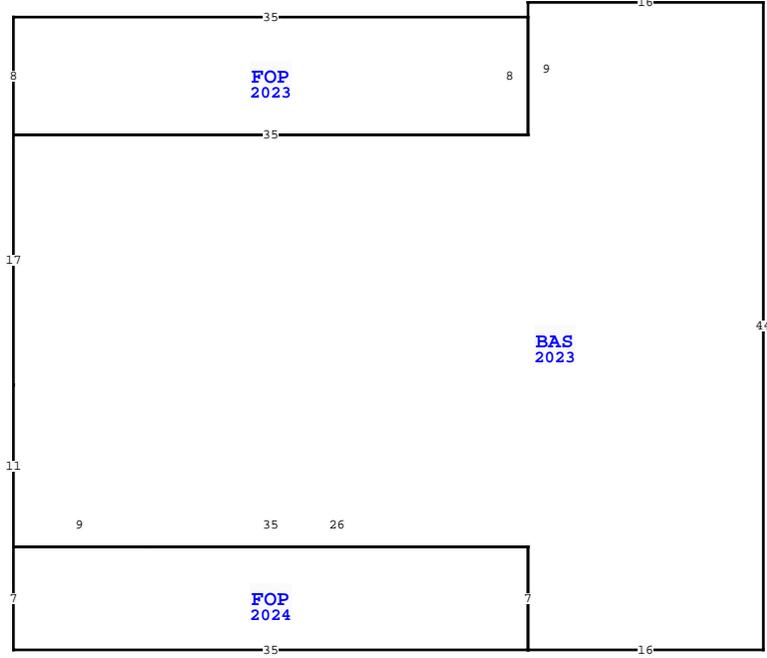
2026

03-6S-16-03766-106



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
BAS	1,684	100	2023
FOP	280	30	2023
FOP	245	30	2024
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		176.70	325,481	2022	2022	0	0	3.00	97.00
			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		315,717	
TOTAL MARKET OB/XF VALUE		66,416	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		492,243	
SOH/AGL Deduction		6,144	
ASSESSED VALUE		486,099	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		434,688	
TOTAL JUST VALUE		492,243	
NCON VALUE		59,616	
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	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						

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	100	2024	2023		100	6,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2024	2023		100	800	
3	0030	BARN,MT	0	100	46	72		1.00	UT 59,616.00	100	2026	2025		100	59,616	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
664 SW APPALACHEE TER, FORT WHITE	
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																								
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	11,000.00	11,000.00	110,110							