LOT 50 APPALACHIE TRACE UNR:
COMM NE COR OF NW1/4, RUN S
1560.22 FT FOR POB, CONT S

BOWLES JACQUELINE S/BOWLES JOSEPH L JR
791 SW ROANOKE TERR
FT WHITE, FL 32038

2025

02-6S-16-03766-150

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

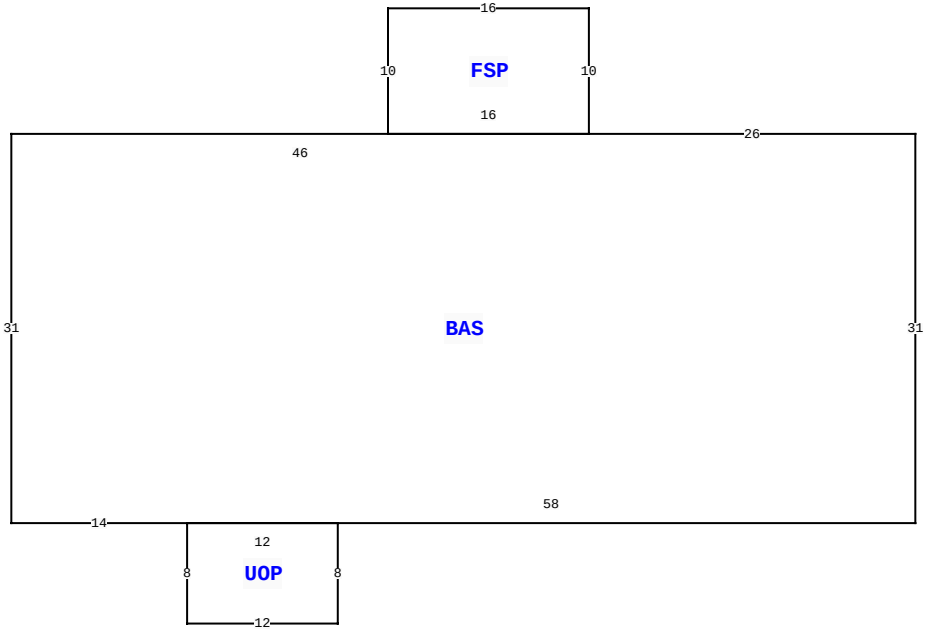
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2,232	51,730
FSP	160	40	64	1,483
UOP	96	25	24	556
TOTALS	2,488		2,320	53,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,320	113.9000	62.64	145,325	2000	2000	0	0	0	63.00	37.00

1 MOBILE HME - 100% - 2002 Heated Area: 2232 HX Base Yr 2002



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/10/2024 MLU
AG DATE	

791 SW ROANOKE TER, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,770
TOTAL MARKET OB/XF VALUE		11,300
TOTAL LAND VALUE - MARKET		84,150
TOTAL MARKET VALUE		149,220
SOH/AGL Deduction		57,567
ASSESSED VALUE		91,653
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,653
TOTAL JUST VALUE		149,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25034	M H	296	09/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0888/1791	9/15/1999	WD	Q	V		23,000

GRANTOR: COLUMBIA TIMBERLANDS
GRANTEE: BOWLES'

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N10 W16 S10 E16$ W46 S31 E14 UOP= S8 E12 N8 W12$ E58 N31$.

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	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	11.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	84,150							

REVIEW DATE 05/18/2015 BY TW Total Acres: 11.00 Total Land Value: 84,150 Market: 0 Agricultural: 0 Common: 84,150 PRINTED 01/15/2025 BY SYS