

COLUMBIA COUNTY

Property Appraiser

Parcel 02-6S-16-03766-149

Owners

WIGGAN YVONNE E REVOCABLE LINVING TRUST DATED
MARCH 19, 2025
859 SW ROANOKE TERR
FORT WHITE, FL 32038

Parcel Summary

Location	859 SW ROANOKE TER
Use Code	0102: SFRES/MOBILE HOME
Tax District	3: COUNTY
Acreage	10.0100
Section	02
Township	6S
Range	16
Subdivision	APALAC TRA
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 49 APPALACHIE TRACE UNR: COMM NE COR OF
NW1/4, RUN S 1149.68 FT FOR POB, CONT SOUTH
410.54 FT, W 1061.97 FT TO A PT ON E R/W OF A
PRIV RD, N ALONG R/W 410.54 FT, E 1062.61
FT TO POB.

888-1797, DC 1531-1599, PB 1533-1055,
QC 1538-2607,

Working Values

	2025
Total Building	\$250,044
Total Extra Features	\$9,192



	2025
Total Market Land	\$95,095
Total Ag Land	\$0
Total Market	\$354,331
Total Assessed	\$240,020
Total Exempt	\$55,722
Total Taxable	\$184,298
SOH Diff	\$114,311

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$248,755	\$233,720	\$203,148	\$175,230	\$166,556	\$158,131
Total Extra Features	\$9,492	\$9,792	\$2,342	\$1,092	\$1,092	\$1,092
Total Market Land	\$90,090	\$75,075	\$60,060	\$46,295	\$45,834	\$45,834
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$348,337	\$318,587	\$265,550	\$222,617	\$213,482	\$205,057
Total Assessed	\$233,335	\$223,056	\$207,859	\$198,926	\$198,287	\$194,910
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$183,335	\$173,056	\$157,859	\$148,926	\$148,287	\$144,910
SOH Diff	\$115,002	\$95,531	\$57,691	\$23,691	\$15,195	\$10,147

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
QC 1538/2607	2025-03-19	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: WIGGAN YVONNE Grantee: WIGGAN YVONNE REVOCABLE LIVING TRUST
PB 1533/1055	2025-02-17	U	18	PROBATE	Improved	\$0	Grantor: CLERK OF COURT (RYAN WIGGAN EST) Grantee: RIGGAN YVONNE
WD 0888/1797	1999-09-15	Q		WARRANTY DEED	Vacant	\$23,500	Grantor: COLUMBIA TIMBERLAND Grantee: WIGGAN

Buildings

Building # 1, Section # 1, 125598, SFR

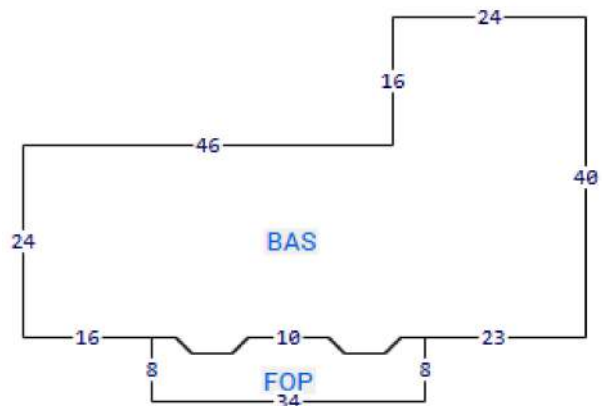
Type	Model	Heated Sq Ft	Repl Cost New	YrBltr	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2092	\$258,479	2002	2002	0.00%	22.00%	78.00%	\$201,614

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	17	MSNRY STUC
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	03	MASONRY
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,092	100%	2,092
FOP	244	30%	73



Building # 2, Section # 1, 36707, MOBILE HOME

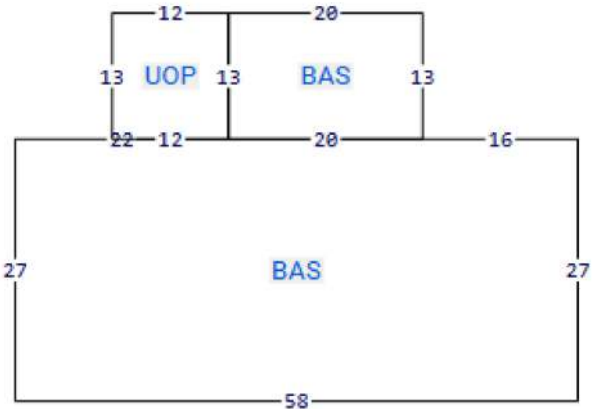
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	1826	\$121,076	2002	2002	0.00%	60.00%	40.00%	\$48,430

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	260	100%	260
BAS	1,566	100%	1,566
UOP	156	25%	39



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			96.00	\$2.00	2003	100%	\$192

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0258	PATIO			1.00	\$0.00	2010	100%	\$600
0080	DECKING			1.00	\$0.00	2010	100%	\$300
9947	Septic			1.00	\$3,000.00		100%	\$3,000
0104	GENERATOR PERM			1.00	\$6,000.00	2022	85%	\$5,100

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR		.00	.00	9.01	\$9,500.00/AC	9.01	1.00	\$85,595
0200	MBL HM		.00	.00	1.00	\$9,500.00/AC	1.00	1.00	\$9,500

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Oct 18, 2021	000042950	ELECTRICAL	COMPLETED	Electrical Service
	20194	M H	COMPLETED	M H
	16065	SFR	COMPLETED	SFR

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of April 30, 2025.