LOTS 38 & 39 UNIT 17 THREE RIVER
962-1422, QC 1298-2422, DC 1457-

DIEHL JAMES M/DIEHL DANIELLE
1295 SW BOSTON TERRACE
FORT WHITE, FL 32038

2026

00-00-00-00954-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

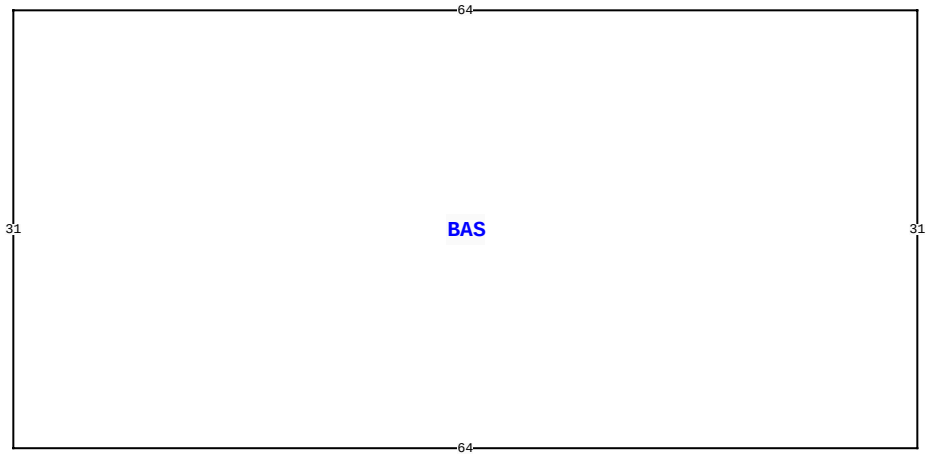
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.17 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	120,938
TOTALS	1,984			1,984	120,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,984	117.9000	110.83	219,887	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1984 HX Base Yr



1295 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	120,938
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	161,038
SOH/AGL Deduction	47,607
ASSESSED VALUE	113,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,431
TOTAL JUST VALUE	161,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/2422	7/28/2015	QC	U	V	11	100
GRANTOR: ROY A DIEHL (SINGLE P						
GRANTEE: JAMES M & DANIELLE						
0962/1422	8/27/2002	WD	Q	I	03	110,000
GRANTOR: NORWEST BANK						
GRANTEE: ROY A & PATRICIA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E64 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	0		A-1	0.00	400.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 09/16/2015 BY DF Total Acres: 1.84 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 09/16/2025 BY SYS