

LOTS 40 & 41 UNIT 17 THREE RIVER
661-466, 768-1094, 951-1319, 962

VERRALL AMANDA/VERRALL RICHARD EDWARD
1293 SW BOSTON TER
FORT WHITE, FL 32038

2026

00-00-00-00954-040



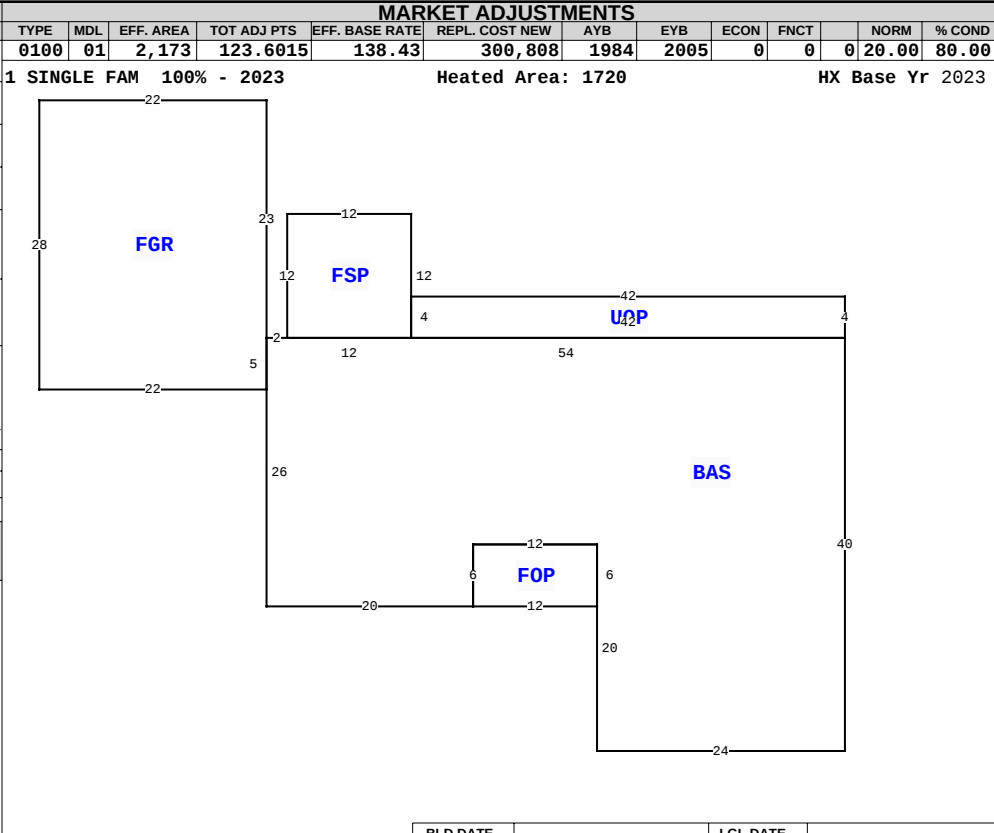
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.17 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100		1,720	190,480
FGR	616	55		339	37,542
FOP	72	30		22	2,436
FSP	144	40		58	6,423
UOP	168	20		34	3,766
TOTALS	2,720			2,173	240,646

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
4	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	
5	0262	PRCH, FOP	0 100	0	0	1.00	UT	0.00	
6	0030	BARN, MT	0 100	0	0	1.00	UT	18,900.00	
7	0030	BARN, MT	0 100	0	0	1.00	UT	18,900.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	200.00	400.00	2.00



1293 SW BOSTON TER, FORT WHITE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/30/2024 MLU									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		240,646	
TOTAL MARKET OB/XF VALUE		43,650	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		320,296	
SOH/AGL Deduction		7,464	
ASSESSED VALUE		312,832	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		262,110	
TOTAL JUST VALUE		320,296	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,304	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051542	Roof Replacement	16,000	11/18/2024
000046935	Storage Building	32,000	04/11/2023
000044039	Electrical Servic	0	03/30/2022
000043725	Roof Replacement	13,560	02/16/2022
28838	M H	448	09/03/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1472/1215	8/01/2022	WD	Q	I	01
GRANTOR: MILLS ROBERT G					SALE PRICE
GRANTEE: VERRALL AMANDA					292,500
1457/2393	1/21/2022	WD	Q	I	03
GRANTOR: DIEHL JAMES MICHAEL					145,000
GRANTEE: MILLS ROBERT G					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP= N4 W42 S4 E42\$ BAS= W54FSP= N12 E12 S12 W12\$ W2 FGR= N23 W22 S28 E22 N5\$ S26 E20 FOP= N6 E12 S6 W12\$ N6 E12 S20 E24 N40\$.									