LOTS 50 & 51 UNIT 17 THREE RIVER
TD 1284-2404, WD 1476-2228, WD 1

BEERS SCOTT/MCCORMICK DAWN
1099 SW BOSTON TER
FORT WHITE, FL 32038

2026

00-00-00-00961-050

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

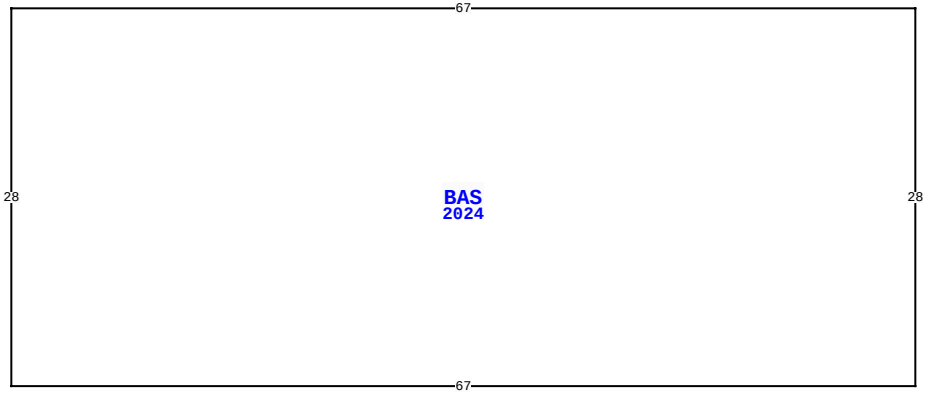
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	100000.17	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	2024	1,876	113,477
TOTALS	1,876			1,876	113,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,876	117.0000	109.98	206,322	1983	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1876 HX Base Yr 2025



1099 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		113,477
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		158,077
SOH/AGL Deduction		0
ASSESSED VALUE		158,077
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,355
TOTAL JUST VALUE		158,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045938	Mobile Home		11/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/2463	5/31/2024	WD	U	I	41	205,000
GRANTOR: DUAL THUMBS HOLDINGS,						
GRANTEE: BEERS SCOTT						
1476/2228	10/04/2022	WD	U	V	37	75,000
GRANTOR: PARK BRUCE						
GRANTEE: DUAL THUMBS HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,13] E67 S28 W67 N28 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2024	2023		100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	400.00	400.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 09/16/2024 BY TP Total Acres: 1.83 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 09/17/2025 BY SYS