LOT 57 UNIT 17 THREE RIVERS ESTA
924-2442,2444, 942-512, WD 1080-

MASON TAMMY S
975 SW BOSTON TER
FORT WHITE, FL 32038-6664

2026

00-00-00-00964-000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

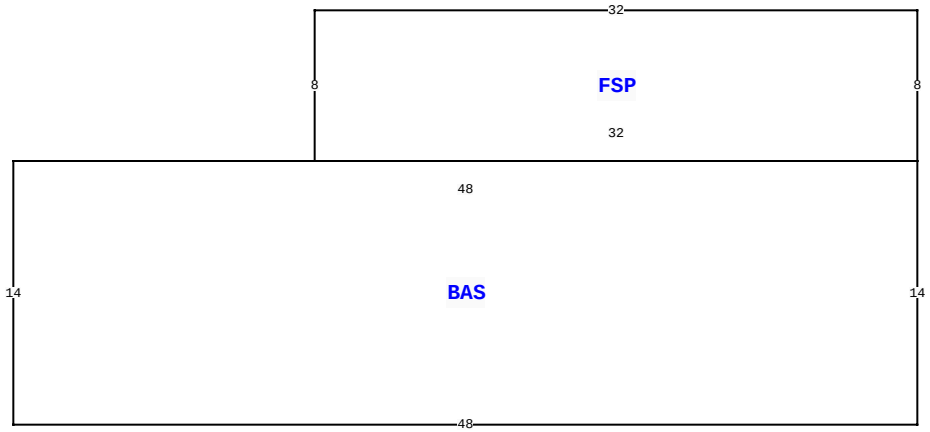
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.17	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	39,954
FSP	256	40		102	6,064
TOTALS	928			774	46,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	774	115.0000	108.10	83,669	1987	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 672 HX Base Yr 2009



975 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		46,018
TOTAL MARKET OB/XF VALUE		2,216
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		66,234
SOH/AGL Deduction		39,935
ASSESSED VALUE		26,299
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,299
TOTAL JUST VALUE		66,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1145/2003	3/14/2008	WD	Q	I		62,000
GRANTOR: JANIE M BRACKMAN						
GRANTEE: TAMMY S MASON						
1080/2512	4/13/2006	WD	Q	V		20,000
GRANTOR: DANIEL A WATERS						
GRANTEE: JANIE M BRACKMAN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N8 W32 S8 E32$ BAS= W48 S14 E48 N14$.

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	100	12	12	144.00	UT	14.00	14.00	100	2007	2007	3	100	2,016	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,216

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/21/2016 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 09/17/2025 BY SYS