LOT 59 UNIT 17 THREE RIVERS ESTA
PB 1137-284, WD 1264-2490, LE 13

DAVIS REBECCA L
939 SW BOSTON TER
FORT WHITE, FL 32038

2026

00-00-00-00966-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

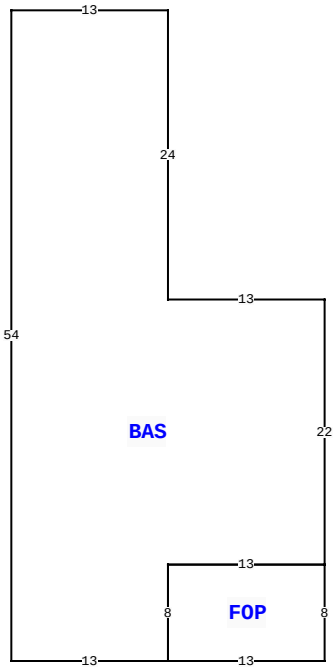
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.17 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100		988	125,066
FOP	104	30		31	3,924
TOTALS	1,092			1,019	128,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,019	125.5800	140.65	143,322	2017	2017	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2018 Heated Area: 988 HX Base Yr 2018



939 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		128,990
TOTAL MARKET OB/XF VALUE		16,761
TOTAL LAND VALUE - MARKET		14,400
TOTAL MARKET VALUE		160,151
SOH/AGL Deduction		47,003
ASSESSED VALUE		113,148
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		57,426
TOTAL JUST VALUE		160,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34930	SFR	429	02/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/0931	2/12/2019	LE	U	I	14	100
GRANTOR: WALTER A & REBECCA L						
GRANTEE: J SANDLIN & A PHILL						
1264/2490	11/05/2013	WD	Q	V	01	6,200
GRANTOR: ANNELIESE C DUNGJEN						
GRANTEE: WALTER A & REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S54 E13 FOP= E13 N8 W13 S8$ N8 E13 N22 W13 N24$.

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	0031	BARN,MT AE	0	100	24	36	864.00	UT	11.00	11.00	100	2015	2015	3	100	9,504	
2	0060	CARPORT F	0	100	18	25	450.00	UT	3.50	3.50	100	2015	2015	3	100	1,575	
3	0060	CARPORT F	0	100	18	20	360.00	UT	3.50	3.50	100	2015	2015	3	100	1,260	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
6	0166	CONC,PAVMT	0	100	0	0	711.00	UT	2.00	2.00	100	2017	2017	3	100	1,422	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 16,761

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	0100	C	SFR	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	0.80	18,000.00	14,400.00	14,400							

REVIEW DATE 12/20/2017 BY HC Total Acres: 0.92 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 09/17/2025 BY SYS