LOTS 90 & 91 UNIT 17 THREE RIVER
337-266, 433-124, 792-396, 924-1

ROWLAND VERNON E/ROWLAND MICHELLE A
1164 SW BOSTON TER
FORT WHITE, FL 32038

2025

00-00-00-00987-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

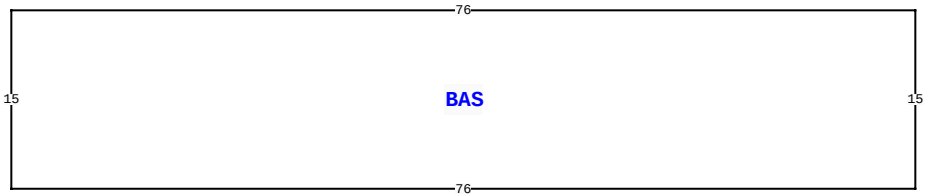
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.17 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	99,207
TOTALS	1,140			1,140	99,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	113.7000	101.19	115,357	2017	2017	0	0	0	14.00	86.00

1 MANUF 1 – 100% - 2022 Heated Area: 1140 HX Base Yr 2022



1164 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		99,207
TOTAL MARKET OB/XF VALUE		7,004
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		138,611
SOH/AGL Deduction		88,146
ASSESSED VALUE		50,465
TOTAL EXEMPTION VALUE	HX HB	25,465
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35473	M H	500	06/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0924/2185	4/11/2001	WD	Q	V		11,500
GRANTOR: RICHARD CROTTY TRUSTE						
GRANTEE: VERNON & MICHELLE R						
0924/1980	4/09/2001	WD	Q	V		4,000
GRANTOR: TONY R & BARBARA L CA						
GRANTEE: VERNON E & MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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	11	26	286.00	UT	14.00	14.00	100	2006	2006	3	100	4,004	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,004

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	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 07/25/2017 BY TW Total Acres: 0.92 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 04/29/2025 BY SYS