

LOTS 92 & 93 UNIT 17 THREE RIVER
380-165, 747-207, 751-1676, 880-

BREWSTER FRANK A JR
1224 SW BOSTON TERR
FORT WHITE, FL 32038

2025

00-00-00-00990-000



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.17	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	532	100
UEP	170	70

TOTALS	702		651	36,296
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	100	2006
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2015
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2015
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	100.00	400.00	1.00	LT	
2	0000	C	VAC RES	0		A-1	100.00	400.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	651	113.9000	101.37	65,992	2002	2002	0	0	0 45.00	55.00
1 MANUF 1 - 100% - 2004											
Heated Area: 532											
HX Base Yr 2004											
14 38 21 17											
BAS											
10 17											
UEP											
17											

1224 SW BOSTON TER, FORT WHITE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/30/2024 MLU											

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 3											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 3											
Tax Dist:											
BUILDING MARKET VALUE											
36,296											
TOTAL MARKET OB/XF VALUE											
9,350											
TOTAL LAND VALUE - MARKET											
36,000											
TOTAL MARKET VALUE											
81,646											
SOH/AGL Deduction											
42,364											
ASSESSED VALUE											
39,282											
TOTAL EXEMPTION VALUE											
HX HB WR											
30,000											
BASE TAXABLE VALUE											
9,282											
TOTAL JUST VALUE											
81,646											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
80,829											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051322	Electrical Servic	0	10/30/2024
20917	M H	125	07/25/2003
16261	M H	125	10/20/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1493/595	6/19/2023	QC	U	V	11	100	
GRANTOR: BREWSTER PAMELA P							
GRANTEE: BREWSTER FRANK A							
1297/2465	7/10/2015	WD	U	V	37	5,000	
GRANTOR: VERNON E & MICHELLE R							
GRANTEE: FRANK A BREWSTER JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W38 S14 E17 UEP= S10 E17 N10 W17\$ E21 N14\$.											