LOT 10 THREE RIVERS ESTATES UNIT
739-937,

CASSELS CLAY C
165 SW BOSTON TER
FORT WHITE, FL 32038

2025

00-00-00-01038-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

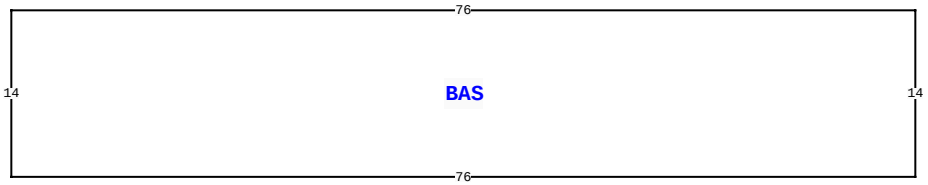
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	18,182
TOTALS	1,064			1,064	18,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	71.1990	42.72	45,454	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 0 Heated Area: 1064 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	18,182
TOTAL MARKET OB/XF VALUE	9,076
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	47,258
SOH/AGL Deduction	9,253
ASSESSED VALUE	38,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,005
TOTAL JUST VALUE	47,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10595	PUMP/UTPOL	30	12/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0739/0937	11/14/1990	WD	Q	V		7,000

GRANTOR: THREE RIVERS
GRANTEE: CLAY CASSELS

165 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

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	0	12	16	192.00	UT	4.00	4.00	100	1993	1993	3	100	768	
2	0296	SHED METAL	0	0	8	9	72.00	UT	1.50	1.50	100	1993	1993	3	100	108	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,076

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/11/2016 BY DF Total Acres: 0.98 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/07/2025 BY SYS