

LOTS 57 & 58 UNIT 18 THREE RIVER
687-9, 747-114, 766-621, 805-189

KOYKAR JEFFREY JAMES/KOYKAR KIMBERLY RENE
467 SW BOSTON TER
FORT WHITE, FL 32038

2025

00-00-00-01070-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Exterior Wall	00	N/A 0			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	03	CONC FINSH 50			
Interior Floor	08	SHT VINYL 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE		0100 SINGLE FAMILY			
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	1,224	100	2024	1,224	48,094
TOTALS	1,224			1,224	48,094

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0102	01	1,224	97.5000	60.45	73,991	1996	1996	0	0	0 35.00	65.00

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STRG/CONV - 100% - 2024

Heated Area: 1224

HX Base Yr 2024