LOT 99 UNIT 18 THREE RIVERS ESTA
655-93, DC 821-2389, WD 821-2387

PACARIEM JODIE KAY
P O BOX 125
FORT WHITE, FL 32038

2026

00-00-00-01095-001

COLUMBIA COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

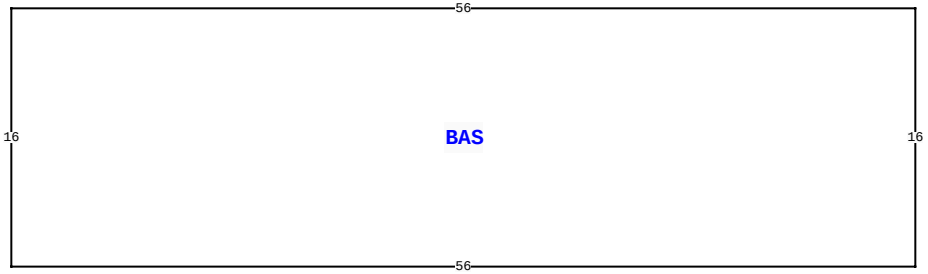
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	25,353
TOTALS	896			896	25,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	117.9000	70.74	63,383	1997	1996	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2021 Heated Area: 896 HX Base Yr



532 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	25,353
TOTAL MARKET OB/XF VALUE	7,984
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	51,337
SOH/AGL Deduction	8,928
ASSESSED VALUE	42,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,409
TOTAL JUST VALUE	51,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1483/1779	1/30/2023	LE	U	I	14	100
GRANTOR: PACARIEM JODIE KAY						
GRANTEE: PACARIEM JODIE KAY						
1420/2295	9/30/2020	WD	U	I	30	100
GRANTOR: JODIE KAY HUDSON NKA						
GRANTEE: JODIE K & MICHAEL F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S16 E56 N16$.

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	0060	CARPORT F	0	0	16	24	384.00	UT	1.00	1.00	100	1993	1993	3	100	384	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,984

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	0102	C	SFR/MH	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/11/2015 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 10/03/2025 BY SYS