LOTS 101-103, UNIT 18 THREE RIVE
353-841, DC 1221-1213, WD 1221-1

PACARIEM JODIE K
PO BOX 125
FORT WHITE, FL 32038

2026

00-00-00-01097-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

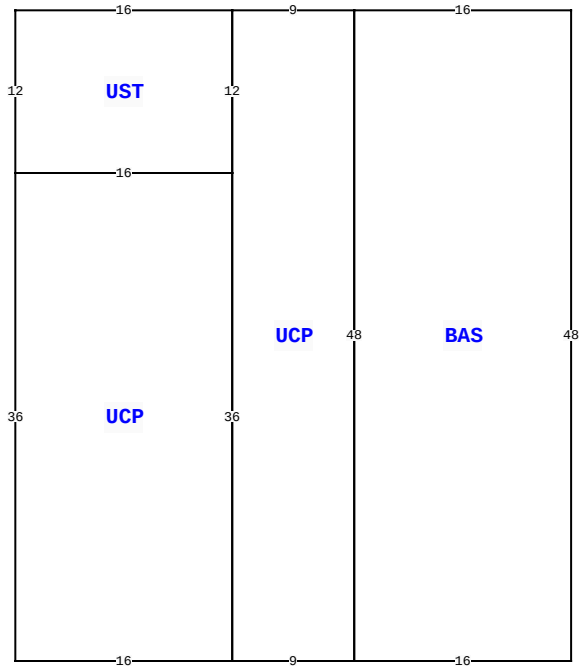
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
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	768	100		768	46,134
UCP	432	20		86	5,166
UCP	576	20		115	6,908
UST	192	45		86	5,166
TOTALS	1,968			1,055	63,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,055	72.7200	81.45	85,930	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2021 Heated Area: 768 HX Base Yr 2021



594 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		63,373
TOTAL MARKET OB/XF VALUE		1,070
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		110,343
SOH/AGL Deduction		30,721
ASSESSED VALUE		79,622
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		23,900
TOTAL JUST VALUE		110,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1781	1/30/2023	LE	U	I	14	100
GRANTOR: PACARIEM JODIE KAY						
GRANTEE: PACARIEM JODIE KAY						
1417/2410	8/24/2020	WD	U	I	30	100
GRANTOR: JODIE KAY PACARIEM						
GRANTEE: JODIE K PACARIEM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UCP= W9 UST= W16 S12 E16 N12$ S12 UCP= W16 S36 E16 N36$ S36 E9 N48$ S48 E16 N48$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	670	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,070

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	0100	C	SFR	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	30,600							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	15,300							

REVIEW DATE 12/11/2015 BY DF Total Acres: 2.75 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 10/03/2025 BY SYS