LOT 147 UNIT 18 THREE RIVERS EST
445-516, 775-621, DC 1115-2380,

BOYETTE DELAINA LORAINE/KIRBY ALLEN GARY
685 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

00-00-00-01127-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

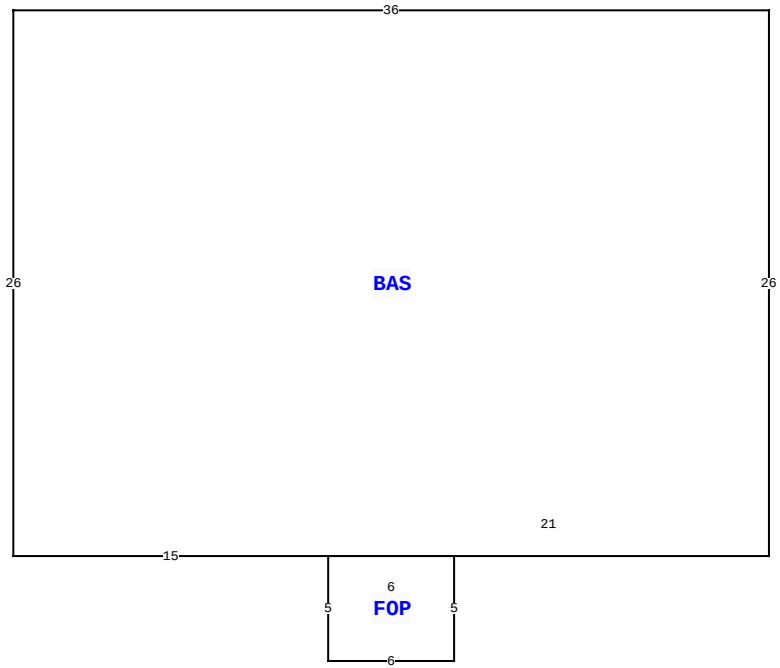
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	54,854
FOP	30	30		9	527
TOTALS	966			945	55,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	945	80.4960	90.16	85,201	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 936 HX Base Yr 2022



685 SW WASHINGTON AVE, 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		55,381
TOTAL MARKET OB/XF VALUE		3,840
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		79,221
SOH/AGL Deduction		8,520
ASSESSED VALUE		70,701
TOTAL EXEMPTION VALUE	HX HB	45,701
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		79,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1419	6/04/2021	WD	Q	I	01	65,000
GRANTOR: TROGDON KATHY S						
GRANTEE: BOYETTE DELAINA LOR						
0775/0621	5/20/1993	WD	Q	I		32,900
GRANTOR: RAYMOND WINFREE						
GRANTEE: RONALD TROGDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S26 E15 E21 N26 $
FOP=[ORIG=-21,26] S5 E6 N5 W6 $
.

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	0210	GARAGE U	0	100	24	20	480.00	UT	10.00	10.00	20	2022			80	3,840	

LAND DESCRIPTION

TOTAL OB/XF 3,840

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	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 12/30/2015 BY DF Total Acres: 0.91 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 10/07/2025 BY SYS