LOTS 40 & 41 UNIT 17 THREE RIVER
661-466, 768-1094, 951-1319, 962

VERRALL AMANDA/VERRALL RICHARD EDWARD
1293 SW BOSTON TER
FORT WHITE, FL 32038

2027

00-00-00-00954-040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

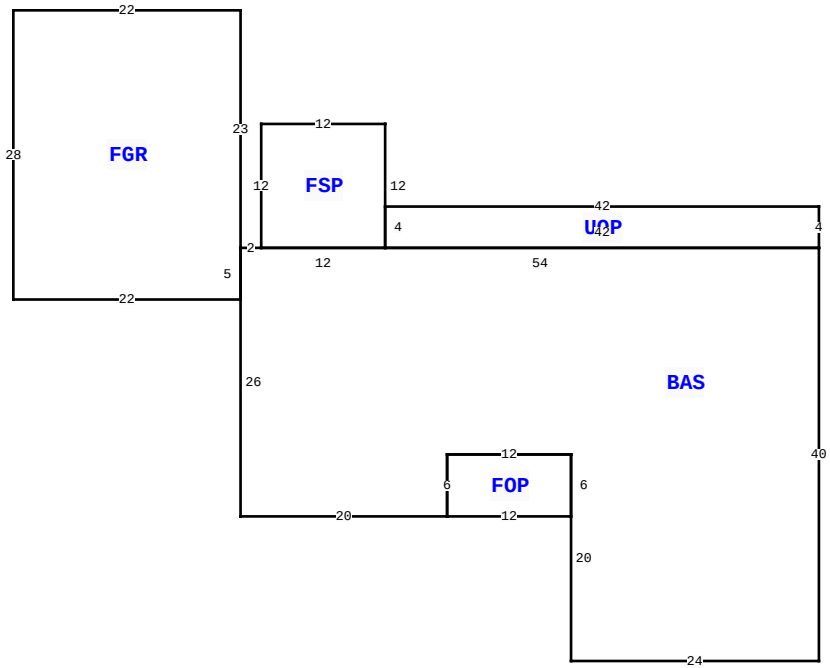
NEIGHBORHOOD/LOC 100000.17 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100		1,720	187,081
FGR	616	55		339	36,872
FOP	72	30		22	2,393
FSP	144	40		58	6,309
UOP	168	20		34	3,698
TOTALS	2,720			2,173	236,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	123.6015	135.96	295,441	1984	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2023 Heated Area: 1720 HX Base Yr 2023



1293 SW BOSTON TER, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,100	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
6	0030	BARN,MT	0	100	0	0	1.00	UT	18,900.00	18,900.00	100	2024	2023		100	18,900	
7	0030	BARN,MT	0	100	0	0	1.00	UT	18,900.00	18,900.00	100	2024	2023		100	18,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,353
TOTAL MARKET OB/XF VALUE		43,650
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		328,003
SOH/AGL Deduction		6,725
ASSESSED VALUE		321,278
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,867
TOTAL JUST VALUE		328,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051542	Roof Replacement	16,000	11/18/2024
000046935	Storage Building	32,000	04/11/2023
000044039	Electrical Servic	0	03/30/2022
000043725	Roof Replacement	13,560	02/16/2022
28838	M H	448	09/03/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1215	8/01/2022	WD	Q	I	01	292,500
GRANTOR: MILLS ROBERT G						
GRANTEE: VERRALL AMANDA						
1457/2393	1/21/2022	WD	Q	I	03	145,000
GRANTOR: DIEHL JAMES MICHAEL						
GRANTEE: MILLS ROBERT G						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N4 W42 S4 E42$ BAS= W54FSP= N12 E12 S12 W12$ W2 FGR= N23 W22 S28 E22 N5$ S26 E20 FOP= N6 E12 S6 W12$ N6 E12 S20 E24 N40$.

LAND DESCRIPTION

TOTAL OB/XF 43,650

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	200.00	400.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

REVIEW DATE 12/02/2024 BY JS Total Acres: 1.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/19/2026 BY SYS