

LOTS 84 & 85 UNIT 17 THREE RIVER  
309-526, 628-303,304, WD 1545-13

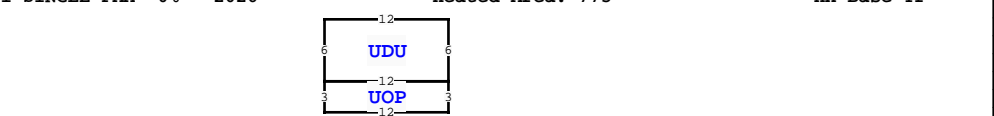
ADAMS ROBERT J/ADAMS KEITHA I  
1318 MOSS ST  
HAINES CITY, FL 33844

**2026**

00-00-00-00982-000

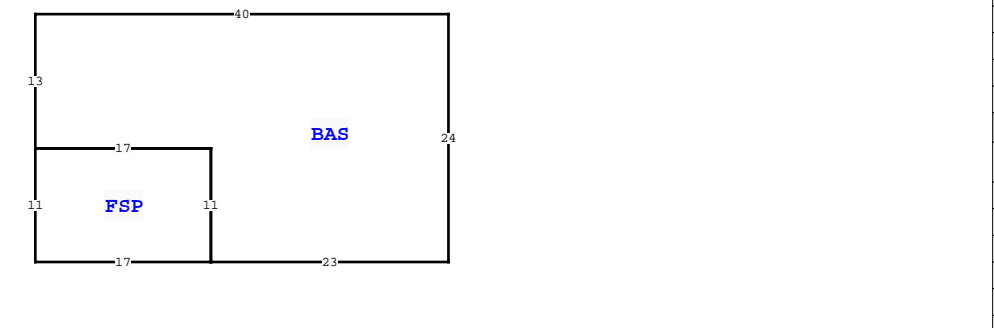
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	895	99.6320	113.58	101,654	1997	1997	0	0	35.00	65.00		



1 SINGLE FAM 0% - 2026 Heated Area: 773 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	773	100		773	57,068
FSP	187	40		75	5,537
UDU	72	55		40	2,953
UOP	36	20		7	517
<b>TOTALS</b>	<b>1,068</b>			<b>895</b>	<b>66,075</b>



1046 SW BOSTON TER, FORT WHITE

L N	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	0040	BARN, POLE	0	0 16 24	384.00	UT	2.00	2.00	100	1997	1997	3	100	768	
2	0261	PRCH, UOP	0	0 0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

**COLUMBIA COUNTY PROPERTY** PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		66,075
TOTAL MARKET OB/XF VALUE		1,168
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		99,643
SOH/AGL Deduction		0
ASSESSED VALUE		99,643
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		99,643
TOTAL JUST VALUE		99,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,734

SALE:1:1: 2 PARCELS SOLD ON 1 DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12739	SFR	125	07/07/1997

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1304	7/28/2025	WD	U	I	11	100
GRANTOR: ADAMS ROBERT J						
GRANTEE: ADAMS ROBERT J						
0628/0304	7/15/1987	WD	U	V		10,400
GRANTOR: POLLOCK E W						
GRANTEE: ADAMS ROBERT J &						

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS= W40 S13 FSP= S11 E17 N11 W17\$ E17 S11 E23 N24\$ PTR= N30  
UOP= N3 UDU= N6 W12 S6 E12\$ W12 S3 E12\$ S30\$.

**LAND DESCRIPTION** TOTAL OB/XF 1,168

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							