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

ADAMS ROBERT J/ADAMS KEITHA I
1046 SW BOSTON TER
FORT WHITE, FL 32038

**2027**

**00-00-00-00982-000**

## BUILDING CHARACTERISTICS

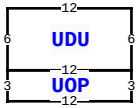
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 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 |
| NEIGHBORHOOD/LOC | 100000.17 | 1.00/ |

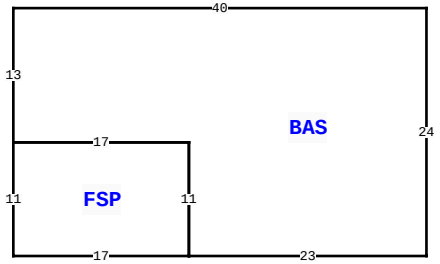
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 773 | 100 | | 773 | 55,069 |
| FSP | 187 | 40 | | 75 | 5,343 |
| UDU | 72 | 55 | | 40 | 2,850 |
| UOP | 36 | 20 | | 7 | 499 |
| TOTALS | 1,068 | | | 895 | 63,760 |

## 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 | 109.60 | 98,092 | 1997 | 1997 | 0 | 0 | 0 | 35.00 | 65.00 |

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




1046 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 | 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

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 63,760 |
| TOTAL MARKET OB/XF VALUE | 1,168 |
| TOTAL LAND VALUE - MARKET | 43,200 |
| TOTAL MARKET VALUE | 108,128 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 108,128 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,128 |
| TOTAL JUST VALUE | 108,128 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 109,285 |

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

| 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 | 0 | | A-1 | 200.00 | 400.00 | 2.00 | LT | | 1.00 | 1.00 | 0.90 | 24,000.00 | 21,600.00 | 43,200 | | | | | | | |

REVIEW DATE 01/21/2016 BY DF Total Acres: 1.84 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 11/19/2026 BY SYS