LOT 49 UNIT 18 THREE RIVERS ESTA
308-240, 316-407, 647-788, 720-8

BIRCHFIELD JOSEPH HOWARD
641 SW BOSTON TERRACE
FORT WHITE, FL 32038

2027

00-00-00-01064-000

BUILDING CHARACTERISTICS

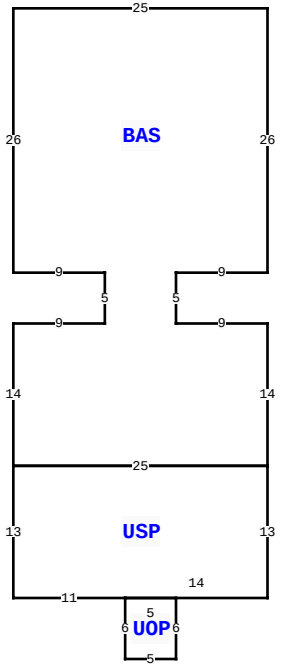
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,035	100		1,035	84,538
UOP	30	20		6	490
USP	325	35		114	9,311
TOTALS	1,390			1,155	94,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,155	114.2400	125.66	145,137	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1035 HX Base Yr 2006



641 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	10	10	100.00	UT	2.00	2.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	100	12	16	192.00	UT	4.00	4.00	100	1993	1993	3	100	768	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,339
TOTAL MARKET OB/XF VALUE		968
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		119,307
SOH/AGL Deduction		59,548
ASSESSED VALUE		59,759
TOTAL EXEMPTION VALUE	HX HB	34,759
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/0786	3/18/2005	WD	Q	I		46,000
GRANTOR: JAMES F CRUDELE						
GRANTEE: JOSEPH HOWARD BIRCH						
0741/1225	2/01/1991	WD	U	I	12	23,300
GRANTOR: BURCKHALTER						
GRANTEE: CRUDELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S26 E9 S5 W9 S14 USP= S13 E11 UOP= S6 E5 N6 W5$ E14 N13 W25$ E25 N14 W9 N5E9 N26$.

LAND DESCRIPTION

TOTAL OB/XF 968

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/11/2015 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/19/2026 BY SYS