LOTS 50 & 51 UNIT 18 THREE RIVER
WD 1027-2227, WD 1415-1827,

MALSTROM LINDA/MALSTROM DAVID
621 SW BOSTON TER
FORT WHITE, FL 32038

2027

00-00-00-01065-000

BUILDING CHARACTERISTICS

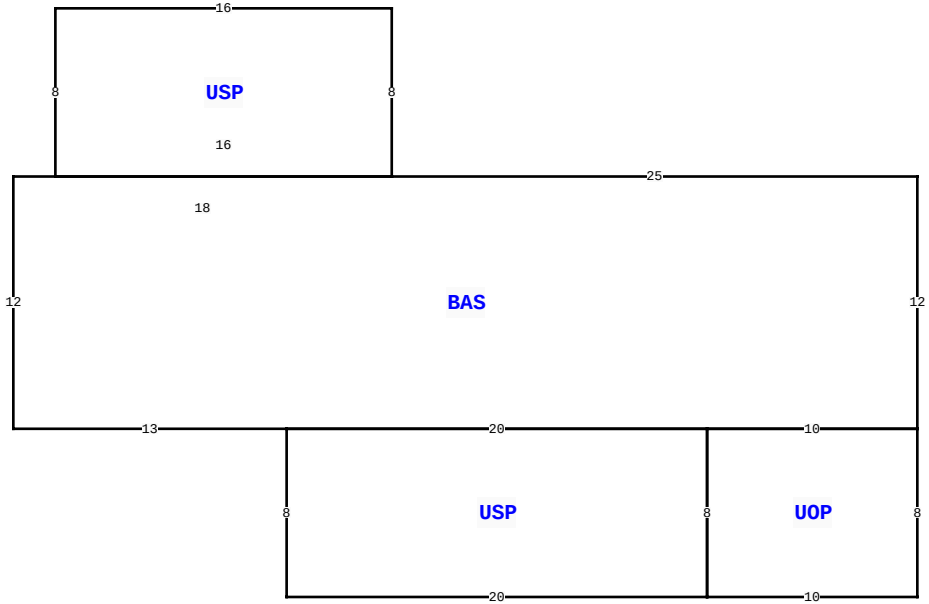
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	516	100		516	10,142
UOP	80	25		20	393
USP	128	35		45	884
USP	160	35		56	1,101
TOTALS	884			637	12,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	637	81.9000	49.14	31,302	1970	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 516 HX Base Yr 2022



621 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
2	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		12,521
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		68,921
SOH/AGL Deduction		20,685
ASSESSED VALUE		48,236
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,236
TOTAL JUST VALUE		68,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1827	7/16/2020	WD	Q	I	01	35,000
GRANTOR: JERRY & DARLENE STANA						
GRANTEE: LINDA & DAVID MALST						
1027/2227	10/08/2004	WD	Q	I		24,500
GRANTOR: C P & BETTY V BASS						
GRANTEE: JERRY & DARLENE STA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 USP= N8 W16 S8 E16$W18 S12 E13 USP= S8 E20 N8 W20$ E20 UOP= S8 E10 N8 W10$ E10 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0102	C	SFR/MH	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 12/11/2015 BY DF Total Acres: 1.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/19/2026 BY SYS