LOT 56 UNIT 18 THREE RIVERS ESTA
661-208, 691-248, 862-2047, WD 1

BOIVIN PAUL/WEST MARIA H
549 SW BOSTON TER #18
FORT WHITE, FL 32038

2026

00-00-00-01069-000

BUILDING CHARACTERISTICS

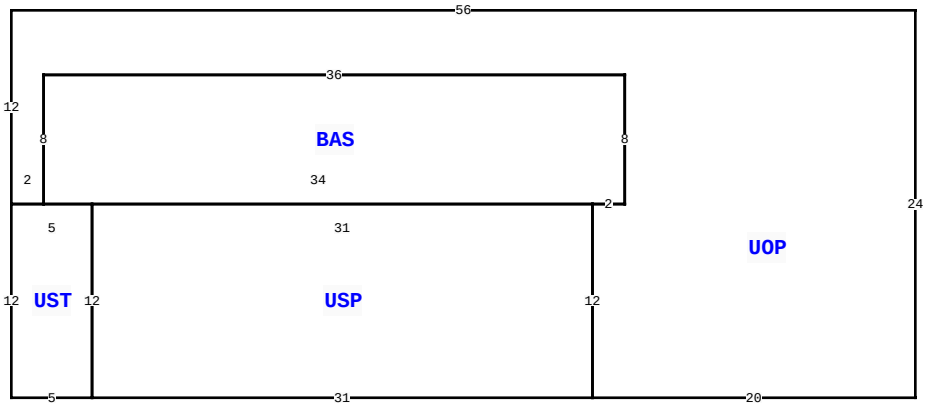
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	288	100		288	13,209
UOP	624	25		156	7,155
USP	372	35		130	5,962
UST	60	45		27	1,238
TOTALS	1,344			601	27,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	601	112.0000	70.56	42,407	1993	2010	0	0	0	35.00	65.00

1 MOBILE HME 0% - 2023 Heated Area: 288 HX Base Yr



513 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,565
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	52,565
SOH/AGL Deduction	0
ASSESSED VALUE	52,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,565
TOTAL JUST VALUE	52,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048249	Electrical Servic	0	09/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/569	12/30/2022	WD	Q	I	01	50,000
GRANTOR: SCHOFIELD GORDON SCOT						
GRANTEE: BOIVIN PAUL						
1322/2507	9/23/2016	WD	Q	I	01	27,000
GRANTOR: GARY W AUGUST ETAL						
GRANTEE: GORDON SCOTT SCHOFI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N24 W56 S12 E2 N8 E36 S8 W2 S12 USP= N12 BAS= E2 N8 W36 S8 E34$ W31 UST= W5 S12 E5 N12$ S12 E31$ E20$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/15/2024 BY tommy Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 04/09/2026 BY SYS