LOTS 57 & 58 UNIT 18 THREE RIVER
687-9, 747-114, 766-621, 805-189

KOYKAR JEFFREY JAMES/KOYKAR KIMBERLY RENE
467 SW BOSTON TER
FORT WHITE, FL 32038

2027

00-00-00-01070-000

BUILDING CHARACTERISTICS

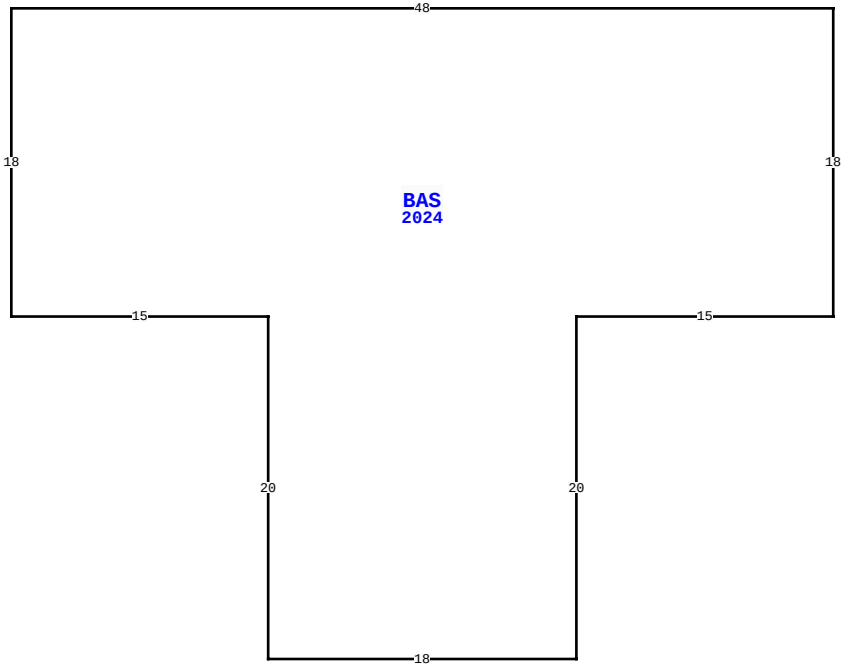
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,224	100	2024	1,224	45,648
TOTALS	1,224			1,224	45,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,224	97.5000	58.50	71,604	1996	1996	0	0	0	36.25	63.75

1 STRG/CONV 100% - 2024 Heated Area: 1224 HX Base Yr 2024



467 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	0210	GARAGE U	0	100	30	34	1,020.00	UT	18.00	18.00	100	2006	2006	3	100	18,360	
2	0070	CARPORT UF	0	100	20	25	500.00	UT	2.50	2.50	100	2006	2006	3	100	1,250	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	50	1996	1996	3	50	250	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
6	0258	PATIO	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 22,160

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	200.00	400.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

REVIEW DATE 01/11/2024 BY JB Total Acres: 1.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/18/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,648
TOTAL MARKET OB/XF VALUE		22,160
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		115,808
SOH/AGL Deduction		5,173
ASSESSED VALUE		110,635
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,224
TOTAL JUST VALUE		115,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11202	PUMP/UTPOL	30	05/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/2036	8/06/2021	WD	Q	I	01	120,000
GRANTOR: BLANTON DAVID L						
GRANTEE: KOYKAR JEFFREY JAME						
0805/1895	5/19/1995	WD	Q	V		4,900
GRANTOR: SUSAN BYNUM						
GRANTEE: DAVID L BLANTON & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W48 S18 E15 S20 E18 N20 E15 N18 $
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