LOT 68 UNIT 18 THREE RIVERS ESTA
389-530, DC 1246-2199, PB 1246-2

BROWN RONALD KEMP
283 SW BOSTON TER
FORT WHITE, FL 32038

2026

00-00-00-01076-000

BUILDING CHARACTERISTICS

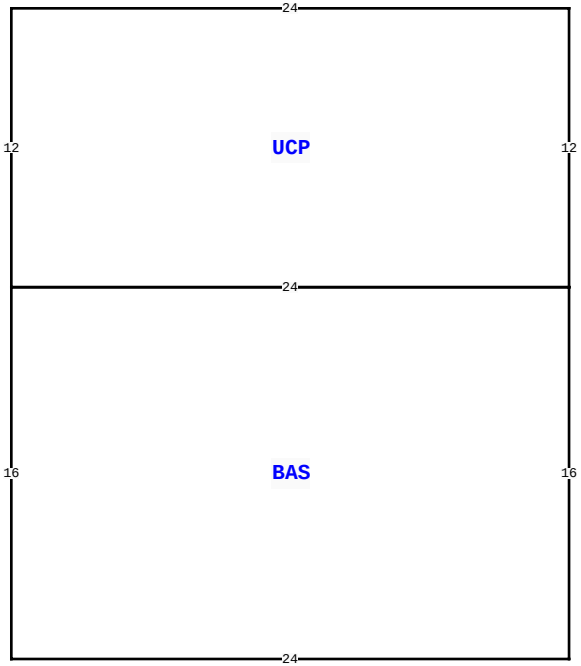
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	27,855
UCP	288	20		58	4,207
TOTALS	672			442	32,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	442	99.6400	111.60	49,327	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 384 HX Base Yr 2018



283 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		32,063
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		56,063
SOH/AGL Deduction		29,209
ASSESSED VALUE		26,854
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,854
TOTAL JUST VALUE		56,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/2204	12/26/2012	PB	U	V	18	100
GRANTOR: GIDEON H BROWN ESTATE						
GRANTEE: RONALD KEMP BROWN U						
1246/2204	2/14/2011	QC	U	V	11	100
GRANTOR: GIDEON H BROWN 111						
GRANTEE: RONALD KEMP BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= N12 W24 S12 E24$ BAS= W24 S16 E24 N16$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/11/2016 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/17/2026 BY SYS