LOT 73 UNIT 18 THREE RIVERS ESTA
PB 1159-2390, PR 1167-61, WD 116

CAIN NANCY/WEISE ROBYN LEE
191 SW BOSTON TER
FORT WHITE, FL 32038

2027

00-00-00-01079-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

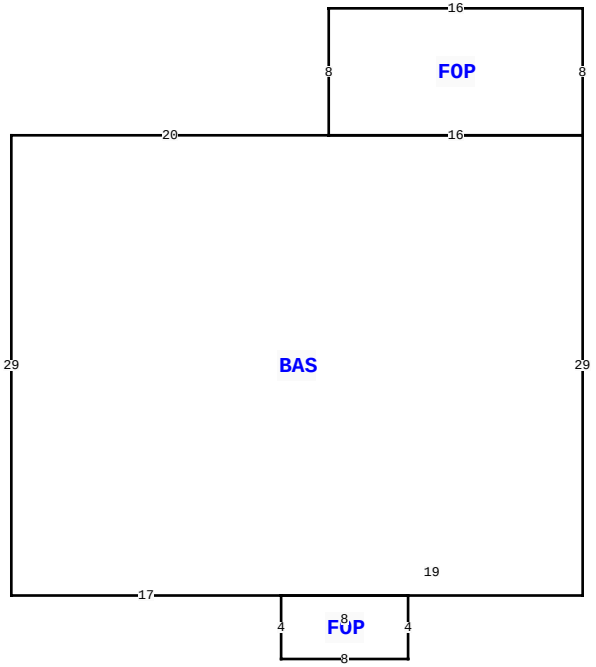
NEIGHBORHOOD/LOC 100000.18 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100		1,044	135,084
FOP	32	30		10	1,294
FOP	128	30		38	4,917
TOTALS	1,204			1,092	141,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,092	126.4800	139.13	151,930	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 1044 HX Base Yr



191 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
1	0166	CONC,PAVMT	0	0	24	50	1,200.00	UT	2.25	2.25	100	2009	2009	3	100	2,700	
2	0031	BARN,MT AE	0	0	24	43	1,032.00	UT	12.00	12.00	100	2018	2018	3	100	12,384	
3	0296	SHED METAL	0	0	8	14	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	141,295
TOTAL MARKET OB/XF VALUE	16,084
TOTAL LAND VALUE - MARKET	27,600
TOTAL MARKET VALUE	184,979
SOH/AGL Deduction	0
ASSESSED VALUE	184,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,979
TOTAL JUST VALUE	184,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36745	SFR	468	05/13/2018
35907	STORAGE	177	10/23/2017
28255	TR/TRAILER	189	12/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2006	10/26/2020	WD	U	I	30	100
GRANTOR: WILLIAM ANDREW WEISE						
GRANTEE: NANCY CAIN & ROBYN						
1339/0337	6/20/2017	WD	Q	I	01	38,000
GRANTOR: DOUGLAS L & CONSTANCE						
GRANTEE: WILLIAM A & ROBYN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S29 E17 FOP= S4 E8 N4 W8$ E19 N29 FOP= N8 W16 S8 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 16,084

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	0		A-1	212.00	0.00	1.00	LT		1.00	1.00	1.15	24,000.00	27,600.00	27,600							

REVIEW DATE 01/31/2019 BY HC Total Acres: 1.75 Total Land Value: 27,600 Market: 0 Agricultural: 0 Common: 27,600 PRINTED 11/18/2026 BY SYS