LOT 89 UNIT 18 THREE RIVERS ESTA
903-1860, 904-2601, AG 982-2634,

FARCHIONE MARY D
340 SW BOSTON TER
FORT WHITE, FL 32038

2027

00-00-00-01088-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		1 100
Bathrooms		1 100
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

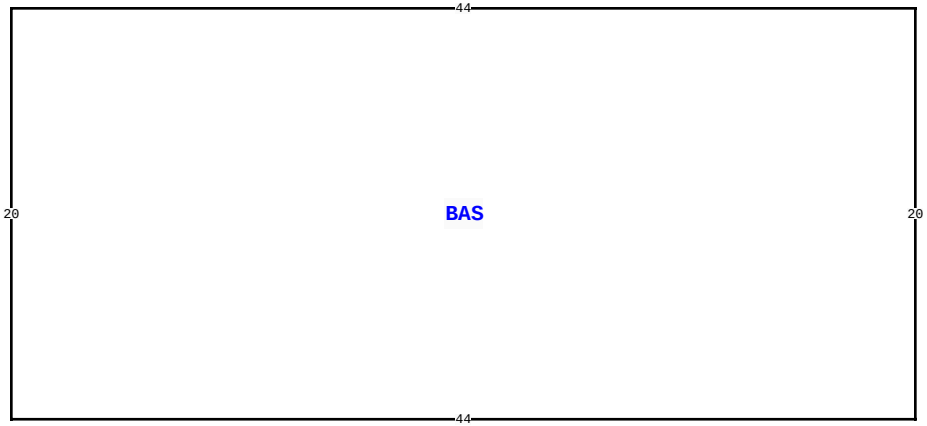
NEIGHBORHOOD/LOC 100000.18 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	96,120
TOTALS	880			880	96,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	880	118.5600	130.42	114,770	2012	2012	0	0	0	16.25	83.75

2 SINGLE FAM 100% - 2013 Heated Area: 880 HX Base Yr 2013



340 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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,120
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		129,620
SOH/AGL Deduction		52,917
ASSESSED VALUE		76,703
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		20,292
TOTAL JUST VALUE		129,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050963	Electrical Servic	0	10/03/2024
30465	SFR	304	09/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/0486	2/18/2015	LE	U	I	14	100
GRANTOR: MARY D FARCHIONE (LIF						
GRANTEE: JAMES & ANNE DOANE						
1237/1205	6/27/2012	WD	Q	V	03	20,000
GRANTOR: RAYMOND L & MARIANNE						
GRANTEE: MARY D FARCHIONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S20 E44 N20$.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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 10/28/2024 BY tommy Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2026 BY SYS