

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

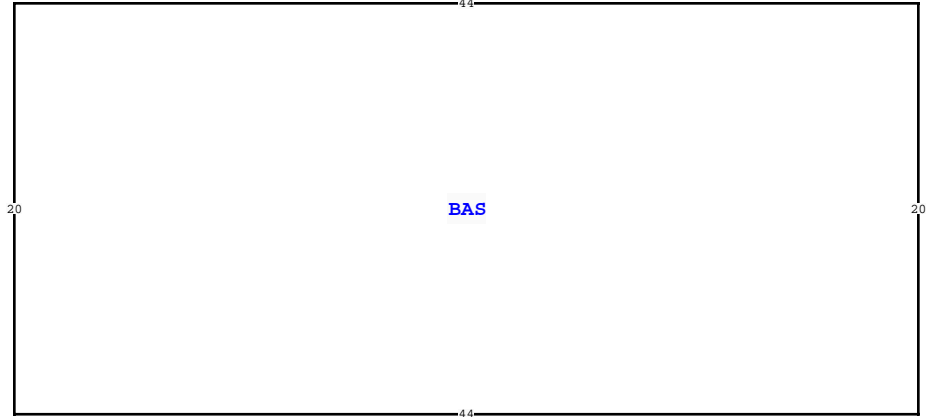
FARCHIONE MARY D
340 SW BOSTON TER
FORT WHITE, FL 32038

2026

00-00-00-01088-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	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
Architectural Units	05 CONV 100 0 100

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	135.16	118,941	2012	2012	0	0	16.25	83.75	
2 SINGLE FAM			100% - 2013	Heated Area: 880			HX Base Yr 2013					



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	99,613
TOTALS	880			880	99,613

L N	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	UT	0.00	0.00	100	2015	2015	3	100	600	
2	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	1,400	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	200	
TOTAL OB/XF															9,500	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	18,000.00	18,000.00	18,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	99,613			
TOTAL MARKET OB/XF VALUE	9,500			
TOTAL LAND VALUE - MARKET	18,000			
TOTAL MARKET VALUE	127,113			
SOH/AGL Deduction	52,644			
ASSESSED VALUE	74,469			
TOTAL EXEMPTION VALUE	HX HB WX 54,469			
BASE TAXABLE VALUE	20,000			
TOTAL JUST VALUE	127,113			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	126,827			

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\$.	