

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
00-00-00-01088-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	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	
Architctual Units	05	CONV 100 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
BAS	880	100	
TOTALS	880		880
			97,866

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2013		Heated Area: 880					HX Base Yr	2013

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			97,866
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			131,366
SOH/AGL Deduction			56,897
ASSESSED VALUE			74,469
TOTAL EXEMPTION VALUE	HX HB WX		54,469
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			131,366
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2015
2	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2015
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
4	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2015
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2015

TOTAL OB/XF												9,500
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/14/2026	MLU								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W44 S20 E44 N20\$.											

LAND DESCRIPTION												TOTAL OB/XF												9,500
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	24,000.00	24,000.00	24,000							