LOT 94 UNIT 18 THREE RIVERS ESTA
540-247, 880-1409, 966-1056, WD

DERMOTT DIANE/DERMOTT GARY
426 SW BOSTON TER
FORT WHITE, FL 32038

2027

00-00-00-01091-003

BUILDING CHARACTERISTICS

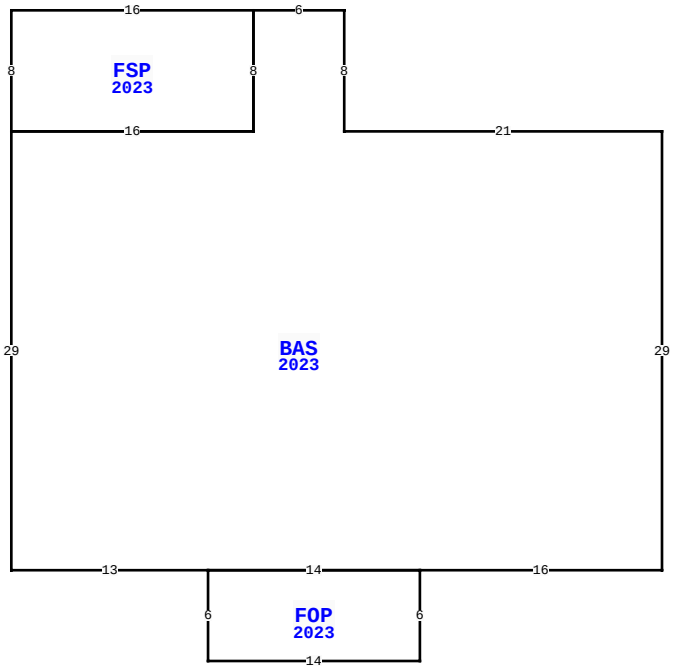
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,295	100	2023	1,295	165,398
FOP	84	30	2023	25	3,193
FSP	128	40	2023	51	6,514
TOTALS	1,507			1,371	175,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,371	119.7000	131.67	180,520	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1295 HX Base Yr 2023



426 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	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
2	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	
5	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	
6	0030	BARN,MT	0	100	0	0	1.00	UT	11,200.00	11,200.00	100	2024	2023		100	11,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		175,104
TOTAL MARKET OB/XF VALUE		22,300
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		221,404
SOH/AGL Deduction		28,585
ASSESSED VALUE		192,819
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,408
TOTAL JUST VALUE		221,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046447	Storage Building	14,540	02/03/2023
000042001	New Residential C	141,000	05/25/2021
40197	STORAGE	0	07/22/2020
16059	M H	125	09/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1900	5/17/2023	LE	U	I	14	100
GRANTOR: DERMOTT DIANE						
GRANTEE: DERMOTT DIANE (ENH						
1405/0743	2/04/2020	WD	Q	I	01	12,000
GRANTOR: THE NIEPORTE FAMILY T						
GRANTEE: DIANE DERMOTT & GAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-510,11] W21 N8 W6 S8 W16 S29 E13 E14 E16 N29 $
FSP=[YR=2023;ORIG=-553,3] E16 S8 W16 N8 $
FOP=[YR=2023;ORIG=-540,40] E14 S6 W14 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,300

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 05/01/2023 BY justin Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2026 BY SYS