

COLUMBIA COUNTY

Property Appraiser

Parcel 00-00-00-00990-000

Owners

BREWSTER FRANK A JR
1224 SW BOSTON TERR
FORT WHITE, FL 32038

Parcel Summary

Location	1224 SW BOSTON TER
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Section	25
Township	6S
Range	15
Acreage	1.8360
Subdivision	THREE RIV
Exemptions	01: HOMESTEAD (196.031a&b) (100%)
Lineage	00-00-00-00989-000

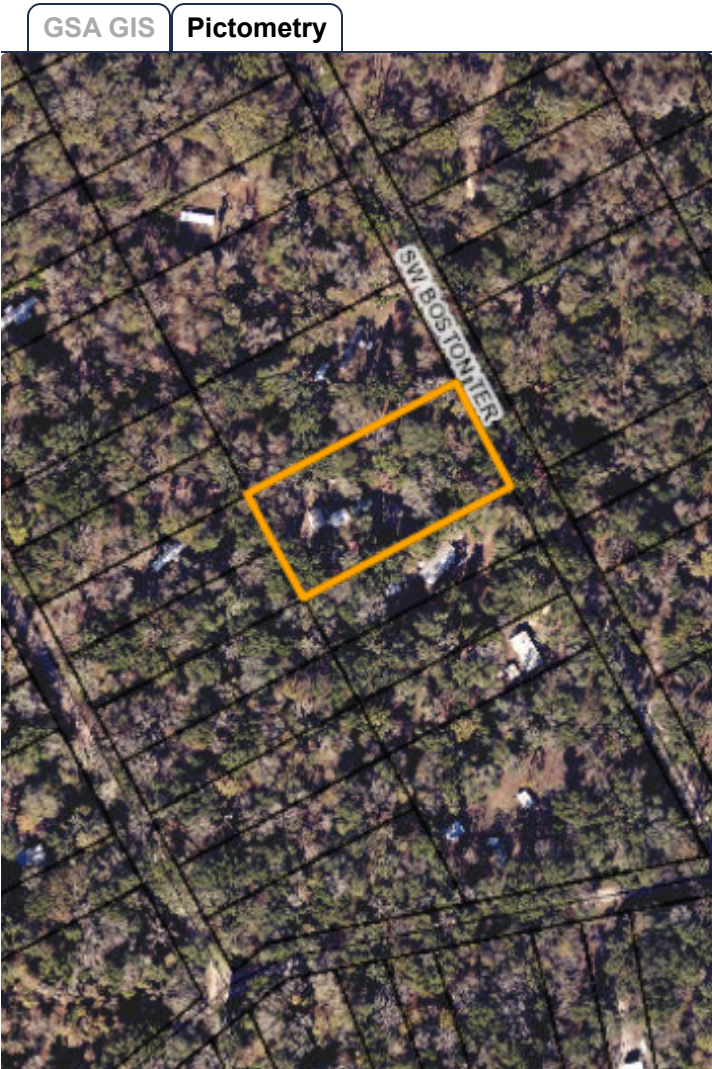
Legal Description

LOTS 92 & 93 UNIT 17 THREE RIVERS ESTATES.

380-165, 747-207, 751-1676, 880-2551, 885-1158,
925- 197, 985-1334, LE 1280-1951, WD 1297-2465,
QC 1493-595,

Working Values

	2025
Total Building	\$35,479
Total Extra Features	\$9,350
Total Market Land	\$36,000
Total Ag Land	\$0



	2025
Total Market	\$80,829
Total Assessed	\$39,311
Total Exempt	\$30,000
Total Taxable	\$9,311
SOH Diff	\$41,518

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building	\$35,479	\$31,401	\$24,061	\$18,998	\$17,904	\$16,139	\$14,571
Total Extra Features	\$9,350	\$9,350	\$5,600	\$2,350	\$2,350	\$2,350	\$2,350
Total Market Land	\$36,000	\$30,000	\$15,000	\$13,250	\$9,250	\$9,250	\$8,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$80,829	\$70,751	\$44,661	\$34,598	\$29,504	\$27,739	\$24,921
Total Assessed	\$37,569	\$35,932	\$27,132	\$26,342	\$25,978	\$25,394	\$24,921
Total Exempt	\$30,000	\$30,000	\$25,500	\$25,500	\$25,500	\$25,394	\$24,921
Total Taxable	\$7,569	\$5,932	\$1,632	\$842	\$478	\$0	\$0
SOH Diff	\$43,260	\$34,819	\$17,529	\$8,256	\$3,526	\$2,345	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
QC 1493/595	2023-06-19	U	11	QUIT CLAIM DEED	Vacant	\$100	Grantor: BREWSTER PAMELA P Grantee: BREWSTER FRANK A
WD 1297/2465	2015-07-10	U	37	WARRANTY DEED	Vacant	\$5,000	Grantor: VERNON E & MICHELLE ROWLAND Grantee: FRANK A BREWSTER JR & PAMELA P
LE 1280/1951	2014-09-02	U	14	LIFE ESTATE DEED	Improved	\$10,000	Grantor: FRANK A BREWSTER JR (RESERVING A LIFE ESTATE) Grantee: PAMALA P NOWLIN (REMAINDERMENT)
WD 0985/1334	2003-05-15	U	09	WARRANTY DEED	Vacant	\$10,000	Grantor: JUDY ROBERTS LEE Grantee: FRANK A BREWSTER JR

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 0925/0197	2001-04-23	<u>U</u>	<u>08</u>	WARRANTY DEED	Vacant	\$3,500	Grantor: VACHARA LANDRY Grantee: VERNON E & MICHELLE ROWLAND
<u>WD</u> 0885/1158	1999-07-30	<u>Q</u>		WARRANTY DEED	Improved	\$12,500	Grantor: APEL Grantee: J LEE
<u>WD</u> 0880/2551	1999-05-05	<u>Q</u>	<u>03</u>	WARRANTY DEED	Vacant	\$5,000	Grantor: ROBERTS Grantee: APEL'S

Buildings

Building # 1, Section # 1, 16669, MOBILE HOME

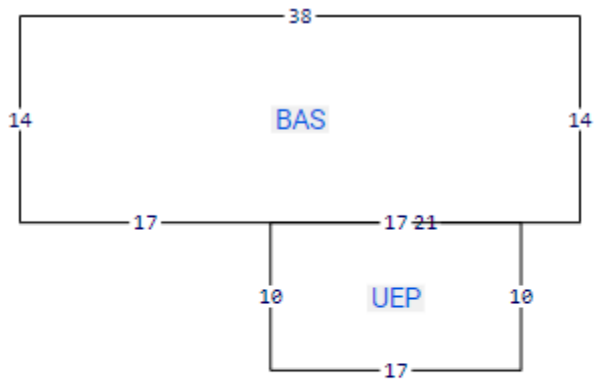
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0201</u>	<u>02</u>	532	\$64,508	2002	2002	0.00%	45.00%	55.00%	\$35,479

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	1.00	
BTH	Bathrooms	1.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	532	100%	532
<u>UEP</u>	170	70%	119



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0060	CARPORT F	18	20	360.00	\$5	2006	100%	\$1,800	
0070	CARPORT UF			1.00	\$0	2015	100%	\$200	
9945	Well/Sept			1.00	\$7,000		100%	\$7,000	
0040	BARN,POLE			1.00	\$0	2015	100%	\$50	
0070	CARPORT UF			1.00	\$0	2015	100%	\$300	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0200	MBL HM	A-1	100.00	400.00	1.00	\$18,000.00/LT	0.92	1.00	\$18,000	
0000	VAC RES	A-1	100.00	400.00	1.00	\$18,000.00/LT	0.92	1.00	\$18,000	

Personal Property

None

Permits

Date	Permit	Type	Status	Description
	20917	M H	COMPLETED	M H
	16261	M H	COMPLETED	M H

TRIM Notices

2022
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 30, 2024.