

LOTS 40 & 41 UNIT 17 THREE RIVER
661-466, 768-1094, 951-1319, 962

VERRALL AMANDA/VERRALL RICHARD EDWARD
1293 SW BOSTON TER
FORT WHITE, FL 32038

2025

00-00-00-00954-040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.17 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1,720	183,042
FGR	616	55	339	36,076
FOP	72	30	22	2,341
FSP	144	40	58	6,172
UOP	168	20	34	3,619
TOTALS	2,720		2,173	231,250

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2015
4	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2015
5	0262	PRCH, FOP	0 100	0	0	1.00	UT	0.00	0.00	100	2015
6	0030	BARN, MT	0 100	0	0	1.00	UT	18,900.00	18,900.00	100	2024
7	0030	BARN, MT	0 100	0	0	1.00	UT	18,900.00	18,900.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	200.00	400.00	2.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,173	123.6015	129.78	282,012	1984	2005	0	0	0 18.00	82.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1720 HX Base Yr 2023											
1293 SW BOSTON TER, FORT WHITE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
43,650											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		231,250	
TOTAL MARKET OB/XF VALUE		43,650	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		310,900	
SOH/AGL Deduction		6,885	
ASSESSED VALUE		304,015	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		254,015	
TOTAL JUST VALUE		310,900	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046935	Storage Building	32,000	04/11/2023
000044039	Electrical Serv	0	03/30/2022
000043725	Roof Replacement	13,560	02/16/2022
28838	M H	448	09/03/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1472/1215	8/01/2022	WD	Q	I	01
GRANTOR: MILLS ROBERT G					SALE PRICE
GRANTEE: VERRALL AMANDA					292,500
1457/2393	1/21/2022	WD	Q	I	03
GRANTOR: DIEHL JAMES MICHAEL					145,000
GRANTEE: MILLS ROBERT G					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP= N4 W42 S4 E42\$ BAS= W54FSP= N12 E12 S12 W12\$ W2 FGR= N23 W22 S28 E22 N5\$ S26 E20 FOP= N6 E12 S6 W12\$ N6 E12 S20 E24 N40\$.											