LOT 111 UNIT 17 THREE RIVERS EST
975-50, 1026-2623 THRU 2628, DC

FEELEY FRANK
1213 SW NEBRASKA TER
FORT WHITE, FL 32038

2025

00-00-00-01004-000

BUILDING CHARACTERISTICS

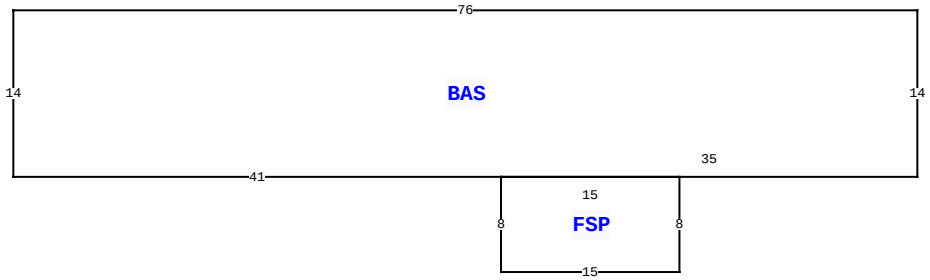
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.17	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	48,385
FSP	120	40		48	2,183
TOTALS	1,184			1,112	50,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,112	92.9000	82.68	91,940	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2010 Heated Area: 1064 HX Base Yr 2010



1213 SW NEBRASKA TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,567
TOTAL MARKET OB/XF VALUE		12,544
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		81,111
SOH/AGL Deduction		46,811
ASSESSED VALUE		34,300
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,300
TOTAL JUST VALUE		81,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22505	M H	497	11/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1167/2266	2/20/2009	WD	Q	I	01	54,000
GRANTOR: JEFFREY L & LILIA R G						
GRANTEE: FRANK FEELEY						
1105/2593	12/18/2006	WD	Q	I	05	100
GRANTOR: LANCE G & JOYCE ANN M						
GRANTEE: JEFFREY L & LILIA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E41 FSP= S8 E15 N8 W15$ E35 N14$.

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	0294	SHED WOOD/	0	100	8	12	96.00	UT	14.00	14.00	100	2006	2006	3	100	1,344	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,600	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,544

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	0200	C	MBL HM	100		A-1	100.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/21/2016 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/06/2025 BY SYS