

LOT 119 UNIT 17 THREE RIVERS EST
312-379, WD 1060-1315, DC 1119-2

THOMAS PAMELA E
1061 SW NEBRASKA TER
FORT WHITE, FL 32038

2025

00-00-00-01010-000



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	12	MODULAR MT 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	861	100	2024	861	120,136
FOP	168	30	2024	50	6,977
FOP	210	30	2024	63	8,790
TOTALS	1,239			974	135,903

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	1,800.00	1,800.00
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	2,200.00	2,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	974	125.8400	140.94	137,276	2023	2023	0	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2024												
Heated Area: 861												
HX Base Yr 2024												
21 10 FOP 2024 21 41 BAS 2024 41 8 FOP 2024 8 21												
1061 SW NEBRASKA TER, FORT WHITE												

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

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		135,903	
TOTAL MARKET OB/XF VALUE		11,000	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		164,903	
SOH/AGL Deduction		64,279	
ASSESSED VALUE		100,624	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		44,902	
TOTAL JUST VALUE		164,903	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,695	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045406	New Residential C	135,000	09/09/2022
000043237	Electrical Servic	0	11/22/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1414/0492	6/26/2020	WD	U	V	11
GRANTOR: AMANDAF LAURETTE					
GRANTEE: PAMELA E THOAMS					
1257/0462	6/25/2013	WD	Q	V	01
GRANTOR: THOMAS A LANGION					
GRANTEE: AMANDA LAURETTE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=21,12] E21 S41 W21 N41 \$									
FOP=[YR=2024;ORIG=21,2] E21 S10 W21 N10 \$									
FOP=[YR=2024;ORIG=21,53] E21 S8 W21 N8 \$									