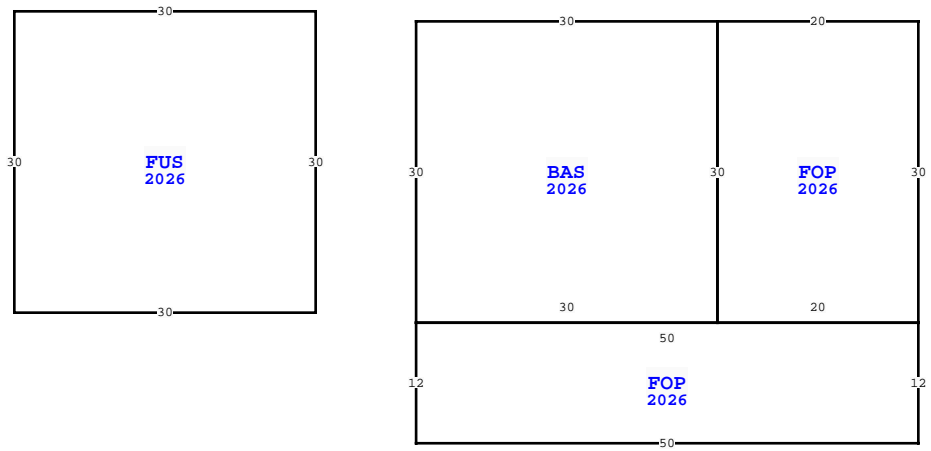


ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	05	STEEL 100
Stories	2.	2.100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0186	01	2,160	119.1645	95.33	205,913	2025	2025	0	0	0.00	100.00		
1 SFR/BARND0 0% - 2026 Heated Area: 1800 HX Base Yr													



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	900	100	2026	900	85,797
FOP	600	30	2026	180	17,159
FOP	600	30	2026	180	17,159
FUS	900	100	2026	900	85,797
TOTALS	3,000			2,160	205,913

1081 SW NEBRASKA TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2022	2021	100	2,800	
2	0166	CONC, PAVMT	0	0	0	0	500.00	UT	5.00	5.00	100	2026	2025	100	2,500	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	205,913			
TOTAL MARKET OB/XF VALUE	5,300			
TOTAL LAND VALUE - MARKET	48,000			
TOTAL MARKET VALUE	259,213			
SOH/AGL Deduction	16,271			
ASSESSED VALUE	242,942			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	242,942			
TOTAL JUST VALUE	259,213			
NCON VALUE	208,413			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	20,800			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047619	New Residential C	125,000	11/06/2024
000042865	Electrical Servic	0	09/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/644	7/26/2024	WD Q	Q	V	01	25,000
GRANTOR: CARMONA LUZ A						
GRANTEE: COLON MARIE						
1385/2691	6/03/2019	WD Q	Q	V	01	10,000
GRANTOR: ALAN W BENTON						
GRANTEE: ANGEL L & MARIE A C						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=0,-10] W30 S30 E30 N30 \$													
FOP=[YR=2026;ORIG=0,-10] E20 S30 W20 N30 \$													
FUS=[YR=2026;ORIG=-70,-11] E30 S30 W30 N30 \$													
POP=[YR=2026;ORIG=-30,20] E50 S12 W50 N12 \$													

LAND DESCRIPTION														TOTAL OB/XF 5,300										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	100.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0000	C	VAC RES	0		A-1	200.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							