

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

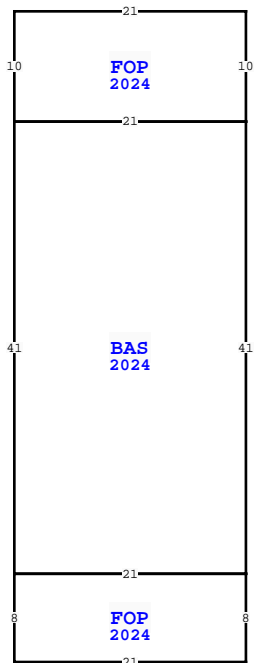
THOMAS PAMELA E  
1061 SW NEBRASKA TER  
FORT WHITE, FL 32038

**2026**

00-00-00-01010-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	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	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
BAS	861	100	2024
FOP	168	30	2024
FOP	210	30	2024
TOTALS	1,239		
		974	134,530

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2024									
				Heated Area:	861			HX Base Yr	2024			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			134,530
TOTAL MARKET OB/XF VALUE			11,000
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			163,530
SOH/AGL Deduction			60,189
ASSESSED VALUE			103,341
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			46,930
TOTAL JUST VALUE			163,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,903

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	SALE PRICE
1414/0492	6/26/2020	WD	U	V	11	100
GRANTOR: AMANDAF LAURETTE						
GRANTEE: PAMELA E THOAMS						
1257/0462	6/25/2013	WD	Q	V	01	7,000
GRANTOR: THOMAS A LANGION						
GRANTEE: AMANDA LAURETTE						

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
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,800.00	100	2024	2023
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,200.00	100	2024	2023
TOTALS												
TOTAL OB/XF 11,000												

BUILDING NOTES			

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 \$			

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00
TOTAL ADJ 1.00												
UNIT PRICE 18,000.00												
ADJ UNIT PRICE 18,000.00												
LAND VALUE 18,000												