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

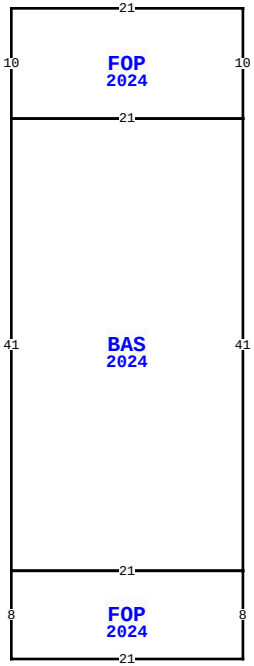
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	118,922
FOP	168	30	2024	50	6,906
FOP	210	30	2024	63	8,701
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
0100	01	974	125.8400	140.94	137,276	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 861 HX Base Yr 2024



1061 SW NEBRASKA TER, FORT WHITE

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

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,530
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		169,530
SOH/AGL Deduction		66,189
ASSESSED VALUE		103,341
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		46,930
TOTAL JUST VALUE		169,530
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						

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

TOTAL OB/XF 11,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/15/2026 BY SYS