LOT 132 UNIT 18 THREE RIVERS EST
310-431, 430-234, 648-681, 872-1

LINS TIMOTHY
449 SW NEBRASKA TER
FORT WHITE, FL 32038

2027

00-00-00-01120-000

BUILDING CHARACTERISTICS

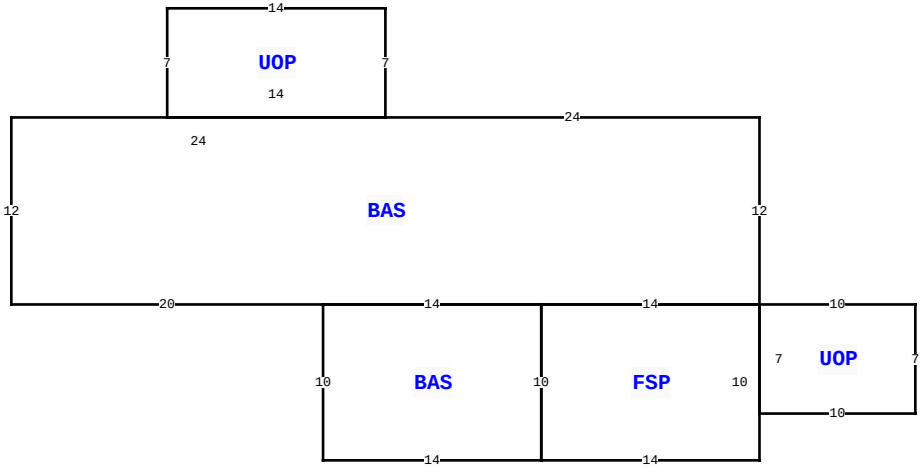
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 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	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	7,392
BAS	576	100		576	30,413
FSP	140	40		56	2,957
UOP	70	25		18	950
UOP	98	25		24	1,267
TOTALS	1,024			814	42,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	814	110.0000	88.00	71,632	1971	1985	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 2026 Heated Area: 716 HX Base Yr 2026



449 SW NEBRASKA TER, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
5	0031	BARN,MT AE	0	100	36	24	864.00	UT	11.00	11.00	75	2014	2014	3	75	7,128	
6	0251	LEAN TO W/	0	100	12	24	288.00	UT	3.50	3.50	75	2014	2014	3	75	756	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	756	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,979
TOTAL MARKET OB/XF VALUE	17,290
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	84,269
SOH/AGL Deduction	0
ASSESSED VALUE	84,269
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	32,858
TOTAL JUST VALUE	84,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,344

XFOB:3:1: VILA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051470	Electrical Servic	0	11/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1503	1/24/2025	LE	U	I	14	100
GRANTOR: LINS CHRISTOPHER D						
GRANTEE: LINS CHRISTOPHER D						
1495/927	7/21/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LINS						
GRANTEE: LINS CHRISTOPHER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N7 W14 S7 E14$ W24 S12 E20 BAS= S10 E14 N10 W14$ E14 FSP= S10 E14 N10 W14$ E14 UOP= S7 E10 N7 W10$ N12$.

LAND DESCRIPTION

TOTAL OB/XF 17,290

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	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/18/2026 BY SYS