

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

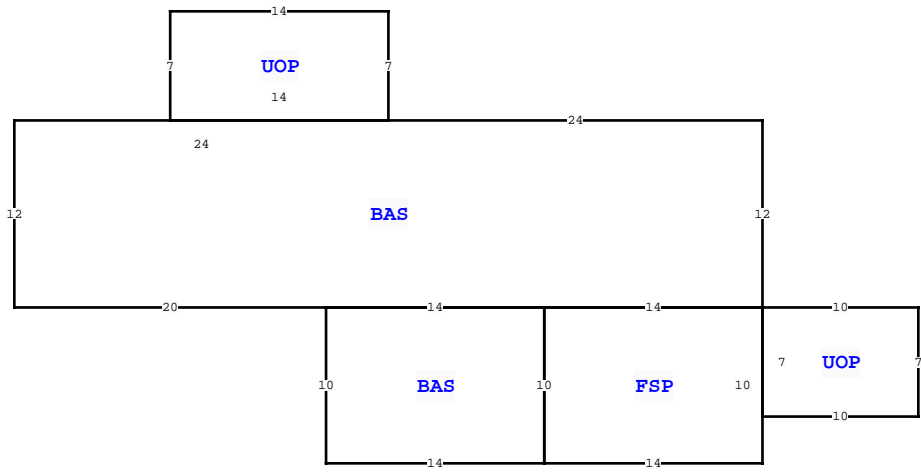
LINS TIMOTHY
449 SW NEBRASKA TER
FORT WHITE, FL 32038

2026

00-00-00-01120-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	140	100	
BAS	576	100	
FSP	140	40	
UOP	70	25	
UOP	98	25	
TOTALS	1,024		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/MH CON	0%	- 2024	90.20	73,423	1971	1985	0	0	40.00	60.00
Heated Area: 716 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			44,054
TOTAL MARKET OB/XF VALUE			17,290
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			85,344
SOH/AGL Deduction			0
ASSESSED VALUE			85,344
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			85,344
TOTAL JUST VALUE			85,344
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			79,344
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
5	0031	BARN, MT AE	0	0	36	24	864.00	UT	11.00	11.00	75
6	0251	LEAN TO W/	0	0	12	24	288.00	UT	3.50	3.50	75
7	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
449 SW NEBRASKA TER, FORT WHITE											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
TOTAL OB/XF VALUE 17,290											

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

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT	1.00