

LOT 148 UNIT 18 THREE RIVERS EST
727-383, 795-450, DC 990-180, WD

JOHNSON CARRIE SUZETTE/TRACY KENNY K
446 SW NEBRASKA TER
FORT WHITE, FL 32038-4600

2026

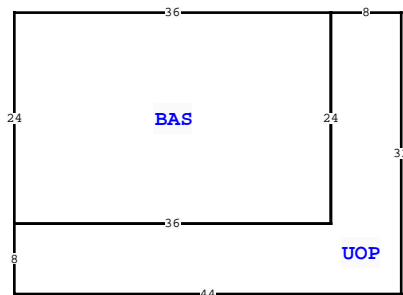
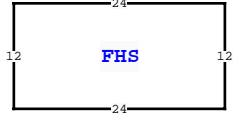
00-00-00-01127-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,146	91.9561	104.83	120,135	2013	2013	0	0	15.00	85.00		

1 SINGLE FAM 100% - 2009 Heated Area: 1152 HX Base Yr 2009



Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
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	864	100		864	76,987
FHS	288	60		173	15,416
UOP	544	20		109	9,712
TOTALS	1,696			1,146	102,115

446 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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	10	12	120.00	UT	4.30	4.30	100	0	0	3	100	516
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2005	2005	3	100	720
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000
4	0070	CARPORT UF	0	100	18	36	648.00	UT	3.00	3.00	100	2005	2005	3	100	1,944
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	50	2006	2006	3	50	750
6	0020	BARN,FR	0	100	30	48	1,440.00	UT	6.00	6.00	100	2006	2006	3	100	8,640
7	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2006	2006	3	100	3,456
8	0294	SHED WOOD/	0	100	12	18	216.00	UT	14.00	14.00	100	2006	2006	3	100	3,024

TOTAL OB/XF 26,050

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	% 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	350.00	0.00	1.00	LT		1.00	1.00	1.15	24,000.00	27,600.00	27,600							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	102,115			
TOTAL MARKET OB/XF VALUE	26,050			
TOTAL LAND VALUE - MARKET	27,600			
TOTAL MARKET VALUE	155,765			
SOH/AGL Deduction	57,640			
ASSESSED VALUE	98,125			
TOTAL EXEMPTION VALUE	56,411		HX HB DX	
BASE TAXABLE VALUE	41,714			
TOTAL JUST VALUE	155,765			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	148,548			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31971	PUMP/UTPOL	50	05/20/2014
21394	TR/TRAILER	150	01/06/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/0433	12/31/2012	QC	U	I	11	100
GRANTOR: CARRIE SUZETTE JOHNSO						
GRANTEE: CARRIE SUZETTE JOHN						
1226/0689	12/13/2011	QC	U	I	11	100
GRANTOR: SUZETTE TRACY JOHNSON						
GRANTEE: SUZETTE JOHNSON & K						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W36 S24 UOP= S8 E44 N32 W8 S24 W36\$ E36 N24\$ PTR= N30 FHS= N12 W24 S12 E24\$ S30\$.