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

2027

00-00-00-01127-001

BUILDING CHARACTERISTICS

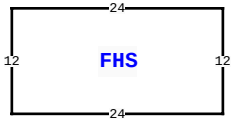
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.18	1.00/

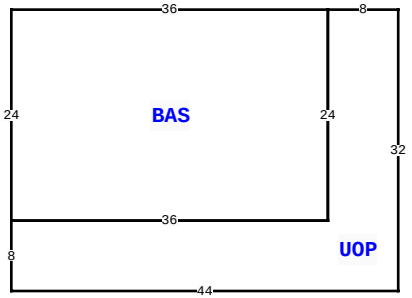
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	74,285
FHS	288	60		173	14,874
UOP	544	20		109	9,371
TOTALS	1,696			1,146	98,530

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	101.15	115,918	2013	2013	0	0	0	15.00	85.00

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





446 SW NEBRASKA TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,530
TOTAL MARKET OB/XF VALUE	26,050
TOTAL LAND VALUE - MARKET	27,600
TOTAL MARKET VALUE	152,180
SOH/AGL Deduction	51,111
ASSESSED VALUE	101,069
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	44,658
TOTAL JUST VALUE	152,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,973

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 26,050

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

REVIEW DATE 02/23/2016 BY DF Total Acres: 1.56 Total Land Value: 27,600 Market: 0 Agricultural: 0 Common: 27,600 PRINTED 11/18/2026 BY SYS