LOTS 149 & 150 UNIT 18 THREE RIV
812-2155, DC 1454-300, LE 1468-3

WALLING BARBARA A
458 SW NEBRASKA TERR
FORT WHITE, FL 32038

2027

00-00-00-01128-000

BUILDING CHARACTERISTICS

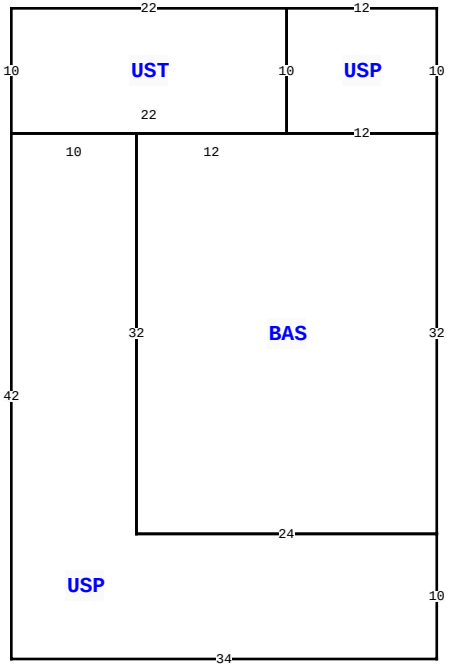
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	63,366
USP	120	35		42	3,466
USP	660	35		231	19,059
UST	220	45		99	8,168
TOTALS	1,768			1,140	94,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,140	113.2200	124.54	141,976	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 2002 Heated Area: 768 HX Base Yr 2002



458 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	0294	SHED WOOD/	0	100	14	16	224.00	UT	3.50	3.50	100	1993	1993	3	100	784	
2	0294	SHED WOOD/	0	100	8	12	96.00	UT	3.50	3.50	100	1993	1993	3	100	336	
3	0296	SHED METAL	0	100	8	14	112.00	UT	3.50	3.50	100	1993	1993	3	100	392	
4	0210	GARAGE U	0	100	18	22	396.00	UT	9.00	9.00	80	2006	2006	3	80	2,851	
5	0210	GARAGE U	0	100	24	32	768.00	UT	18.00	18.00	75	2006	2006	3	75	10,368	
6	0070	CARPORT UF	0	100	18	40	720.00	UT	2.00	2.00	100	2016	2016	3	100	1,440	
7	0070	CARPORT UF	0	100	12	24	288.00	UT	2.00	2.00	100	2016	2016	3	100	576	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,059
TOTAL MARKET OB/XF VALUE		16,747
TOTAL LAND VALUE - MARKET		43,200
TOTAL MARKET VALUE		154,006
SOH/AGL Deduction		53,158
ASSESSED VALUE		100,848
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		44,437
TOTAL JUST VALUE		154,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12789	SFR	50	07/18/1997
11679	STORAGE	50	09/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/396	5/01/2022	LE	U	I	14	100
GRANTOR: WALLING BARBARA A						
GRANTEE: WALLING BARBARA A						
0812/2155	10/23/1995	WD	U	V	35	7,000
GRANTOR: ARTHUR Q TAYLOR						
GRANTEE: RONALD & BARBARA WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E24 N32 USP= N10 W12 S10 E12$ W12 UST= N10 W22 S10 E22$W12 USP= W10 S42 E34 N10 W24 N32$ S32$.

LAND DESCRIPTION

TOTAL OB/XF 16,747

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	200.00	400.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							

REVIEW DATE 01/11/2016 BY DF Total Acres: 1.84 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 11/18/2026 BY SYS