LOTS 159, 160 & 161 UNIT 18 THRE
ESTATES.

WALLACE DEBORAH M
642 SW NEBRASKA TER
FORT WHITE, FL 32038

2027

00-00-00-01138-000

BUILDING CHARACTERISTICS

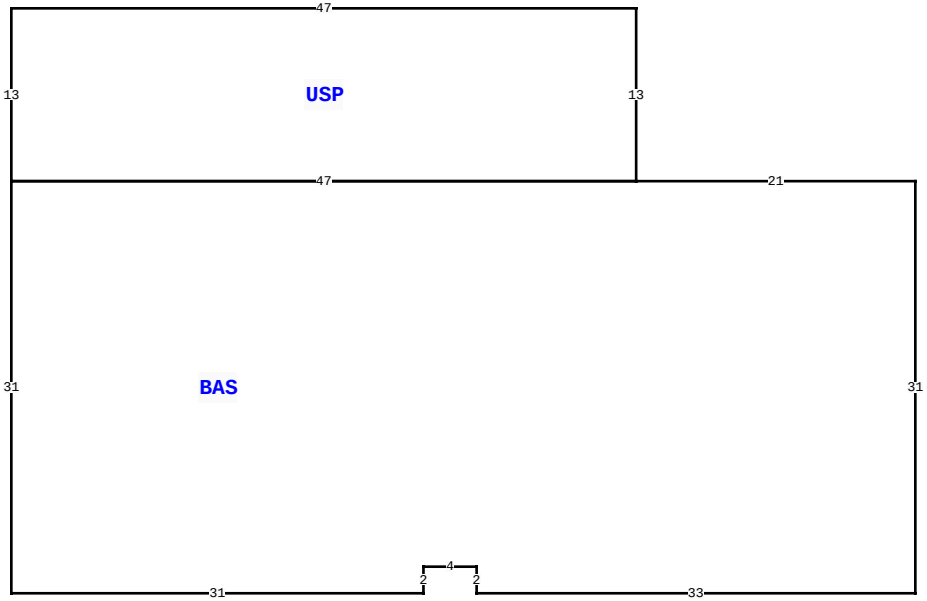
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,100	100		2,100	122,349
USP	611	35		214	12,468
TOTALS	2,711			2,314	134,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,314	113.9000	105.93	245,122	2004	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2100 HX Base Yr 2004



642 SW NEBRASKA TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	134,817
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	64,800
TOTAL MARKET VALUE	201,617
SOH/AGL Deduction	110,010
ASSESSED VALUE	91,607
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	40,196
TOTAL JUST VALUE	201,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042179	Electrical Servic	0	06/18/2021
21187	M H	147	10/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0923/1925	3/30/2001	WD	Q	I		21,500
GRANTOR: G TEPPER						
GRANTEE: DEBORAH WALLACE						
0923/1924	3/30/2001	WD	Q	V	01	100
GRANTOR: R TEPPER						
GRANTEE: GLENNA TEPPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 USP= N13 W47 S13 E47$ W47 S31 E31 N2 E4 S2 E33 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0040	BARN,POLE	0	100	11	32	1.00	UT	0.00	0.00	100	0	0	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	300.00	400.00	3.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	64,800							

REVIEW DATE 06/22/2021 BY JB Total Acres: 2.75 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 11/18/2026 BY SYS