LOT 1 TUSTENUGGEE HILLS S/D.
719-600, 753-799, 786-2267, WD 1

KING DEARBRE R/JOHNSON CHARLES L
159 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
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

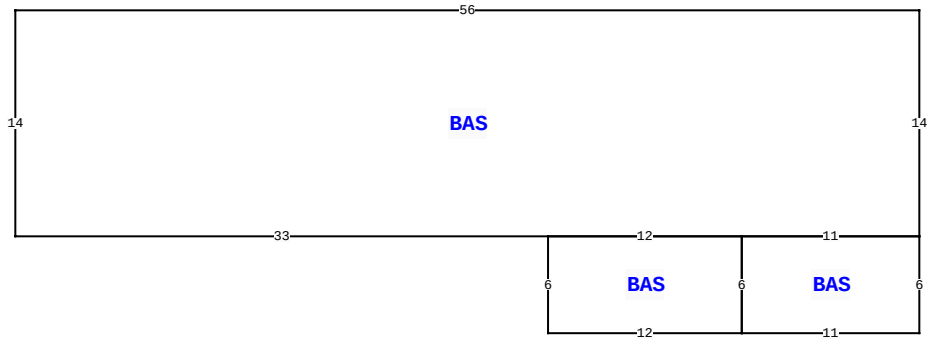
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 8617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	66	100		66	1,472
BAS	72	100		72	1,605
BAS	784	100		784	17,480
TOTALS	922			922	20,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	922	92.9000	55.74	51,392	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 922 HX Base Yr



155 SW NEWTON CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,557
TOTAL MARKET OB/XF VALUE	8,375
TOTAL LAND VALUE - MARKET	40,200
TOTAL MARKET VALUE	69,132
SOH/AGL Deduction	0
ASSESSED VALUE	69,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,132
TOTAL JUST VALUE	69,132
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,132

SALE:2:1: SALESMAN FOR STOKES-NASSAU
SALE:1:1: LOT 1 TUSTENUGGEE HILLS WITH MH
XFOB:1:1: FLLETWOOD SERIAL ID#GAFLK75A0709WE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1519/975	7/18/2024	QC	U	I	11	100
GRANTOR: JOHNSON LECIS						
GRANTEE: KING DEARBRE R						
1481/1775	12/20/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOHNS						
GRANTEE: JOHNSON LECIS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S14 E33 E12 E11 N14 $
BAS=[ORIG=-23,14] S6 E12 N6 W12 $
BAS=[ORIG=-11,14] S6 E11 N6 W11 $
.

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	0040	BARN,POLE	0	0	10	30	300.00	UT	2.50	2.50	50	1993	1993	3	50	375	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	150	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,375

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	0102	C	SFR/MH	0		00	0.00	0.00	4.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,200							

REVIEW DATE 07/19/2021 BY JB Total Acres: 4.02 Total Land Value: 40,200 Market: 0 Agricultural: 0 Common: 40,200 PRINTED 11/03/2025 BY SYS