LOT 2 TUSTENUGGEE HILLS S/D.
697-643, CT 829-1072, 897-662, D

SERRANO-PRUSINSKI VANITY
267 SW NEWTON CIR
FORT WHITE, FL 32038

2025

08-6S-17-09626-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

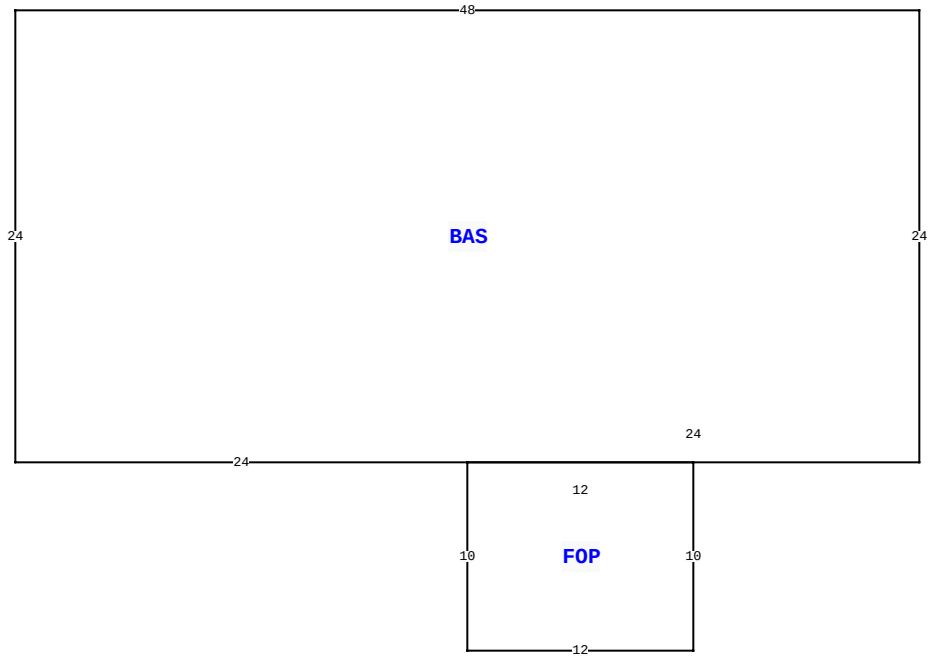
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	8617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	69,031
FOP	120	35		42	2,517
TOTALS	1,272			1,194	71,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,194	115.9000	108.95	130,086	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



267 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		71,547
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		40,200
TOTAL MARKET VALUE		121,547
SOH/AGL Deduction		12,832
ASSESSED VALUE		108,715
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,993
TOTAL JUST VALUE		121,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18028	M H	125	03/08/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/1666	4/19/2022	WD	U	I	30	135,000
GRANTOR: PRUSINSKI GERALD G SR						
GRANTEE: SERRANO-PRUSINSKI V						
0897/0662	2/16/2000	WD	U	V	08	12,600
GRANTOR: STOKES-NASSAU						
GRANTEE: PRUSINSKI'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E24 FOP= S10 E12 N10 W12$ E24 N24$.

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	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	2001	2001	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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		00	0.00	0.00	4.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,200							

REVIEW DATE 10/05/2017 BY DF Total Acres: 4.02 Total Land Value: 40,200 Market: 0 Agricultural: 0 Common: 40,200 PRINTED 06/25/2025 BY SYS