

LOT 4 TUSTENUGGEE HILLS S/D.
697-633, 749-1284, 768-1924, 772

PINEDA DEYANIRA ALMANZAR
415 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-104

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LAM/VNLPLK 100
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

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	1,000	100		1,000	88,369
TOTALS					
	1,000			1,000	88,369

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,000	119.0000	111.86	111,860	1997	2015	0	0	0	21.00	79.00
1 MANUF 1			100% - 2025		Heated Area: 1000			HX Base Yr 2025				
25 40 40 25 BAS												
					BLD DATE				LGL DATE			

TOTALS		1,000			1,000	88,369			
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0294	SHED WOOD/	0	100	0	0			
2	9945	Well/Sept	0	100	0	0			
3	0261	PRCH, UOP	0	100	0	0			
4	0261	PRCH, UOP	0	100	0	0			
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	100	

TOTAL OB/XF												
11,700												
Total Acres: 4.02												
Total Land Value: 40,200												
Market: 0												
Agricultural: 0												
Common: 40,200												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		88,369	
TOTAL MARKET OB/XF VALUE		11,700	
TOTAL LAND VALUE - MARKET		40,200	
TOTAL MARKET VALUE		140,269	
SOH/AGL Deduction		0	
ASSESSED VALUE		140,269	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		89,547	
TOTAL JUST VALUE		140,269	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		143,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31856	M H	375	04/02/2014
25243	TR/TRAILER	50	11/20/2006
6939	M H	40	03/11/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1512/29	3/22/2024	WD	Q	I	01	195,000	
GRANTOR: DAVIS ROGER W							
GRANTEE: PINEDA DEYANTRA ALM							
1480/289	11/22/2022	QC	U	I	11	100	
GRANTOR: SNIPES DOLLIE							
GRANTEE: DAVIS ROGER W							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W40 S25 E40 N25\$.												