LOT 8 TUSTENUGGEE HILL S/D.
706-630, 740-1667, 756-2419, 786

CONTRERAS RUBEN/CONTRERAS PAOLA
599 SW NENTON CIRCLE
FORT WHITE, FL 32038

2026

08-6S-17-09626-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

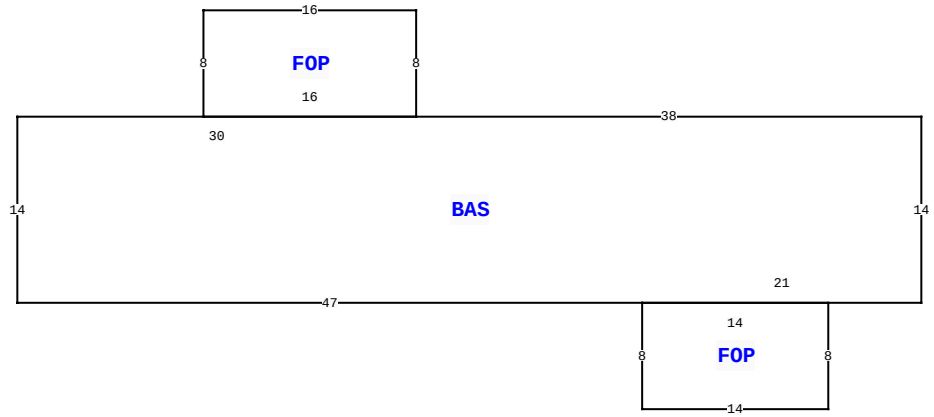
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	952	100		952	20,997
FOP	112	35		39	860
FOP	128	35		45	992
TOTALS	1,192			1,036	22,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,036	91.9000	55.14	57,125	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 952 HX Base Yr



751 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	22,850
TOTAL MARKET OB/XF VALUE	10,810
TOTAL LAND VALUE - MARKET	40,100
TOTAL MARKET VALUE	73,760
SOH/AGL Deduction	364
ASSESSED VALUE	73,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,396
TOTAL JUST VALUE	73,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2728	11/08/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: MILLER JAMIE LEE						
1429/2058	1/25/2021	WD	Q	I	01	26,000
GRANTOR: MILLER JAMIE LEE						
GRANTEE: CONTRERAS RUBEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FOP= N8 W16 S8 E16$W30 S14 E47 FOP= S8 E14 N8 W14$ E21 N14$.

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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
2	0252	LEAN-TO W/	0	0	8	10	80.00	UT	2.00	2.00	100	1993	1993	3	100	160	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 10,810

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	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							

REVIEW DATE 10/05/2017 BY DF Total Acres: 4.01 Total Land Value: 40,100 Market: 0 Agricultural: 0 Common: 40,100 PRINTED 11/03/2025 BY SYS