LOTS 9 TUSTENUGGEE HILLS S/D.
697-629, 770-1075, 913-1259, 949

RUTTERS RODNEY J
797 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

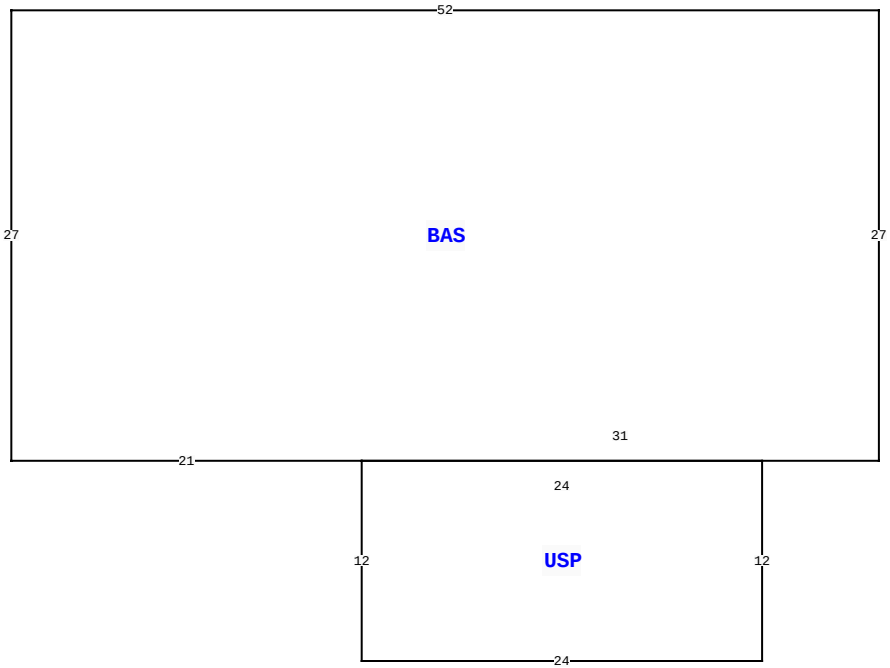
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,404	100		1,404	38,717
USP	288	35		101	2,785
TOTALS	1,692			1,505	41,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,505	114.9000	68.94	103,755	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 1404 HX Base Yr 2004



797 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		41,502
TOTAL MARKET OB/XF VALUE		13,050
TOTAL LAND VALUE - MARKET		40,200
TOTAL MARKET VALUE		94,752
SOH/AGL Deduction		45,916
ASSESSED VALUE		48,836
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,836
TOTAL JUST VALUE		94,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,030

XFOB:1:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053708	Roof Replacement	13,600	07/30/2025
000049877	Mobile Home		05/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1496/1664	8/03/2023	QC	U	I	11	100
GRANTOR: RUTTERS RODNEY J						
GRANTEE: RUTTERS RODNEY J						
0981/0529	4/21/2003	WD	Q	I		57,000
GRANTOR: CINDY LEE FRIEDMAN						
GRANTEE: RODNEY J RUTTERS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E21 USP= S12 E24 N12 W24$ E31 N27$.

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	1993	1993	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,050

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 09/15/2025 BY chuck Total Acres: 4.02 Total Land Value: 40,200 Market: 0 Agricultural: 0 Common: 40,200 PRINTED 11/03/2025 BY SYS