LOT 25 TUSTENUGGEE HILLS S/D.
810-2052, 849-2313, 852-1989, WD

FENNELL ALETHA
3037 CR 245
LAKE CITY, FL 32025

2026

08-6S-17-09626-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

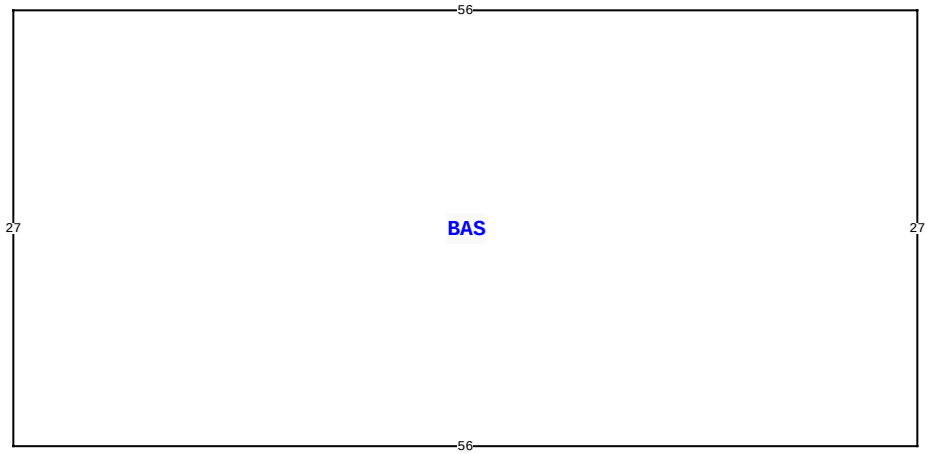
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 8617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,332
TOTALS	1,512			1,512	41,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	113.9000	68.34	103,330	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1512 HX Base Yr



982 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	41,332
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	41,200
TOTAL MARKET VALUE	89,532
SOH/AGL Deduction	7,804
ASSESSED VALUE	81,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,728
TOTAL JUST VALUE	89,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,532

SALE:3:1: 4.12 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36550	M H	375	04/09/2018
15084	M H	125	02/16/1999
10602	M H	125	01/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1341/1321	7/24/2017	WD	Q	I	01	9,500
GRANTOR: CHRISTOPHER JONES						
GRANTEE: ALETHA FENNELL						
1340/0641	7/06/2017	WD	Q	I	01	10,000
GRANTOR: CHRISTOPHER & JAMIE P						
GRANTEE: CHRISTOPHER JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		00	0.00	0.00	2.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,600							
2	0000	C	VAC RES	0			0.00	0.00	2.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,600							

REVIEW DATE 06/15/2018 BY DF Total Acres: 4.12 Total Land Value: 41,200 Market: 0 Agricultural: 0 Common: 41,200 PRINTED 10/07/2025 BY SYS