LOT 26 TUSTENUGGEE HILLS S/D.
701-801, 777-1443, DC 838-2149,

FOUT DARRELL BRENT
878 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

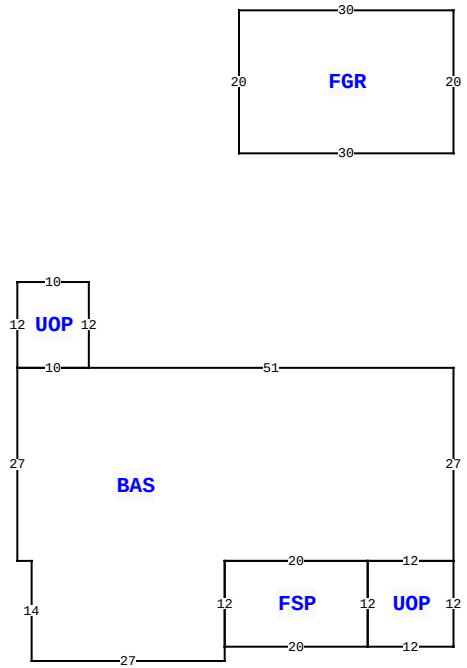
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,025	100		2,025	121,232
FGR	600	55		330	19,757
FSP	240	40		96	5,748
UOP	120	25		30	1,796
UOP	144	25		36	2,155
TOTALS	3,129			2,517	150,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,517	115.8000	108.85	273,975	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 2025 HX Base Yr



878 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	150,686
TOTAL MARKET OB/XF VALUE	10,780
TOTAL LAND VALUE - MARKET	40,100
TOTAL MARKET VALUE	201,566
SOH/AGL Deduction	36,628
ASSESSED VALUE	164,938
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,938
TOTAL JUST VALUE	201,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,566

SALE:3:1: LOT 26, TUSTENUGGEE HILLS

SALE:2:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8033	PUMP/UTPOL	30	02/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1355/1535	3/15/2018	WD	Q	I	01	115,000
GRANTOR: LARRY G SR & NANCY C						
GRANTEE: DARRELL BRENT FOUT						
0838/2150	4/25/1997	WD	Q	I		85,000
GRANTOR: SAMA						
GRANTEE: BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 UOP= N12 W10 S12 E10$ W10 S27 E2 S14 E27 N2 FSP= E20 N12 W20 S12$ N12 E20UOP= S12 E12 N12 W12$ E12 N27$ PTR= N30 FGR= N20 W30 S20 E30$ S30$.

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	0040	BARN,POLE	0	0	16	32	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
2	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
5	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	100	1994	1994	3	100	1,080	
6	0296	SHED METAL	0	0	10	18	180.00	UT	5.00	5.00	100	1994	1994	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 10,780

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 11/21/2025 BY SYS