

LOT 28 TUSTENUGGEE HILLS S/D.
703-519, 792-1876, 982-2333, WD

BOWMAN THOMAS E/BOWMAN CAREN
648 SW NEWTON CR
FORT WHITE, FL 32038

2026

08-6S-17-09626-128

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 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/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	113.5000	106.69	155,341	2019	2019	0	0	0	11.00	89.00
2 MANUF 1		100% - 2023			Heated Area: 1456				HX Base Yr 2023			
26 56 26 56 BAS 2023												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2023	1,456	138,253
TOTALS	1,456			1,456	138,253

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100		
648 SW NEWTON CIR, FORT WHITE												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		00	0.00	0.00	4.01	AC		1.00
648 SW NEWTON CIR, FORT WHITE												

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				138,253
TOTAL MARKET OB/XF VALUE				7,000
TOTAL LAND VALUE - MARKET				32,080
TOTAL MARKET VALUE				177,333
SOH/AGL Deduction				15,547
ASSESSED VALUE				161,786
TOTAL EXEMPTION VALUE		HX HB		50,722
BASE TAXABLE VALUE				111,064
TOTAL JUST VALUE				177,333
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				180,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38419	M H	478	07/30/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1462/250	3/14/2022	WD	U	I	34	18,000			
GRANTOR: COUNTRY DREAMS LLC									
GRANTEE: BOWMAN THOMAS E									
1377/0018	1/18/2019	WD	Q	V	01	18,000			
GRANTOR: JAMES H JR & GALE HIL									
GRANTEE: COUNTRY DREAMS LLC									

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=19,11] E56 S26 W56 N26 \$												

LAND DESCRIPTION												
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