LOT 32 TUSTENUGGEE HILLS S/D.
697-637, WD 865-752, WD 1260-164

DIAZ HEATHER DAVIS
514 SW NEWTON CIRCLE
FORT WHITE, FL 32038

2026

08-6S-17-09626-132

BUILDING CHARACTERISTICS

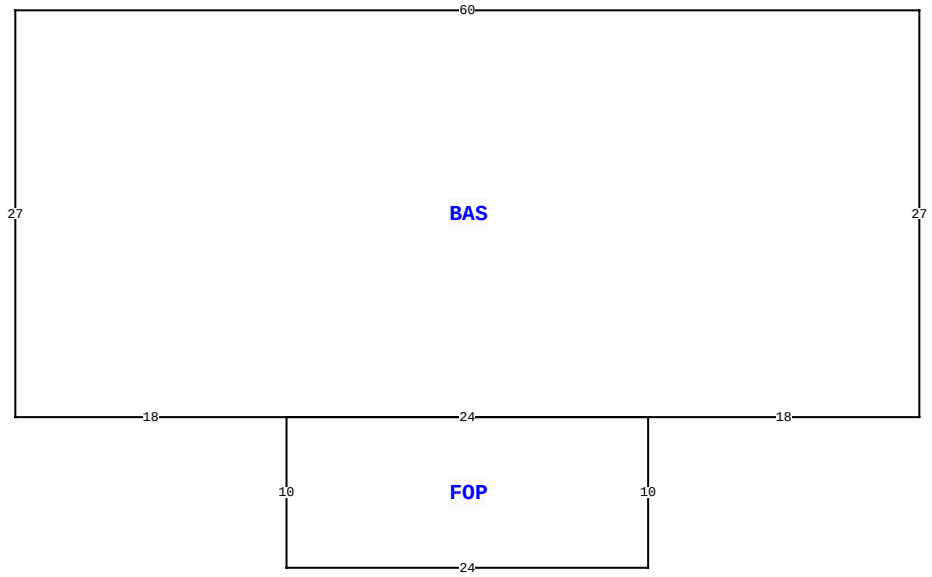
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	95,978
FOP	240	35		84	4,976
TOTALS	1,860			1,704	100,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,704	114.6000	107.72	183,555	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 1620 HX Base Yr 2014



514 SW NEWTON CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		100,955
TOTAL MARKET OB/XF VALUE		14,800
TOTAL LAND VALUE - MARKET		40,100
TOTAL MARKET VALUE		155,855
SOH/AGL Deduction		61,632
ASSESSED VALUE		94,223
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,501
TOTAL JUST VALUE		155,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22401	M H	465	10/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1260/1640	8/27/2013	WD	Q	I	01	120,000
GRANTOR: MATHEW P & TERESA A S						
GRANTEE: HEATHER D WARD						
0697/0637	5/20/1989	AG	Q	V		12,995
GRANTOR: STOKES-NASSAU						
GRANTEE: SAPONARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E18 FOP= S10 E24 N10 W24$ E24 E18 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	2012	2012	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
7	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	3,200	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 14,800

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	4.01	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 11/20/2025 BY SYS