COMM NW COR OF E1/2 OF W1/2 OF N
RUN S 705.01 FT FOR POB, RUN E 3
S 582.25 FT TO N R/W OF SR-138,

NEWSOME BETTY H (ESTATE)
C/O 155 SW LYNN SHERMAN TER
FORT WHITE, FL 32038-2207

2026

25-7S-16-04321-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

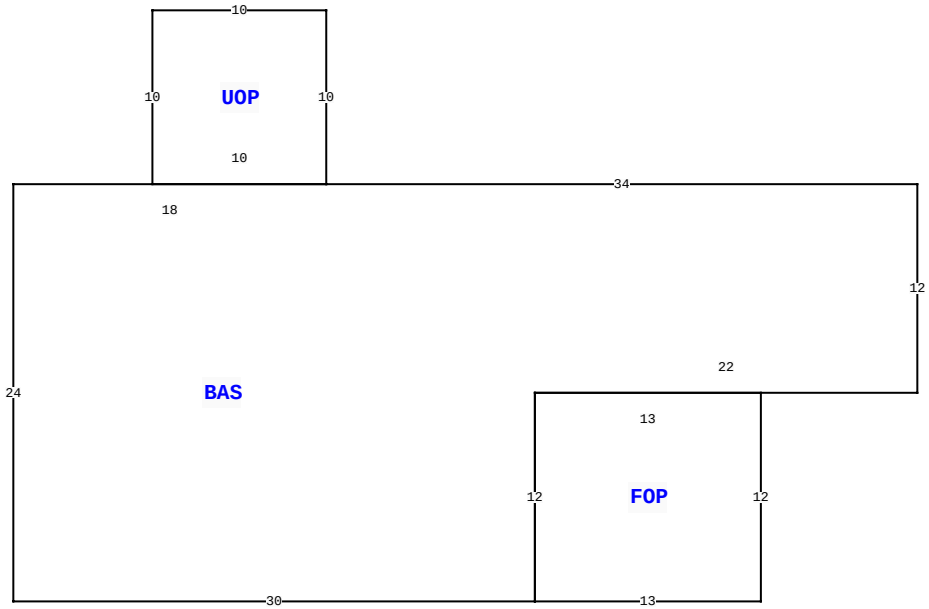
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	08	WD OR PLY 40
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		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	25716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100		984	20,664
FOP	156	35		55	1,155
UOP	100	25		25	525
TOTALS	1,240			1,064	22,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	87.5000	52.50	55,860	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 984 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

1759 SW COUNTY ROAD 138 , FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,344
TOTAL MARKET OB/XF VALUE	11,800
TOTAL LAND VALUE - MARKET	40,100
TOTAL MARKET VALUE	74,244
SOH/AGL Deduction	2,384
ASSESSED VALUE	71,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,860
TOTAL JUST VALUE	74,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,244

SALE:3:1: 4.01 ACRES PLUS IMP
SALE:2:1: CERTIFICATE OF TITLE - REPO
SALE:1:1: 1979 NOBILITY MH
XFOB:1:1: NOBILITY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14352	M H	125	08/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0822/2120	5/17/1996	WD	Q	I		24,000
GRANTOR: VERLIE TRULUCK						
GRANTEE: BETTY NEWSOME						
0756/1322	2/12/1992	CT	U	I	11	0
GRANTOR: MANGELS						
GRANTEE: TRULUCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N10 W10 S10 E10$ W18 S24 E30 FOP= E13 N12 W13 S12$ N12 E22 N12$.

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	0031	BARN,MT AE	0	0	12	14	1.00	UT	300.00	300.00	50	0	0	3	50	150	
2	0031	BARN,MT AE	0	0	12	21	1.00	UT	400.00	400.00	50	0	0	3	50	200	
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	1998	1998	3	100	1,200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	0		A-1	0.00	0.00	3.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,100							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 07/23/2015 BY TW Total Acres: 4.01 Total Land Value: 40,100 Market: 0 Agricultural: 0 Common: 40,100 PRINTED 10/03/2025 BY SYS