LOT 18 ROLLING ACRES ADDITION.

ORB 763-2061, 941-206,

SOTO EDUARDO/SOTO NILDA
169 SW NEWPORT LN
FORT WHITE, FL 32038

2026

29-6S-16-03970-018

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		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

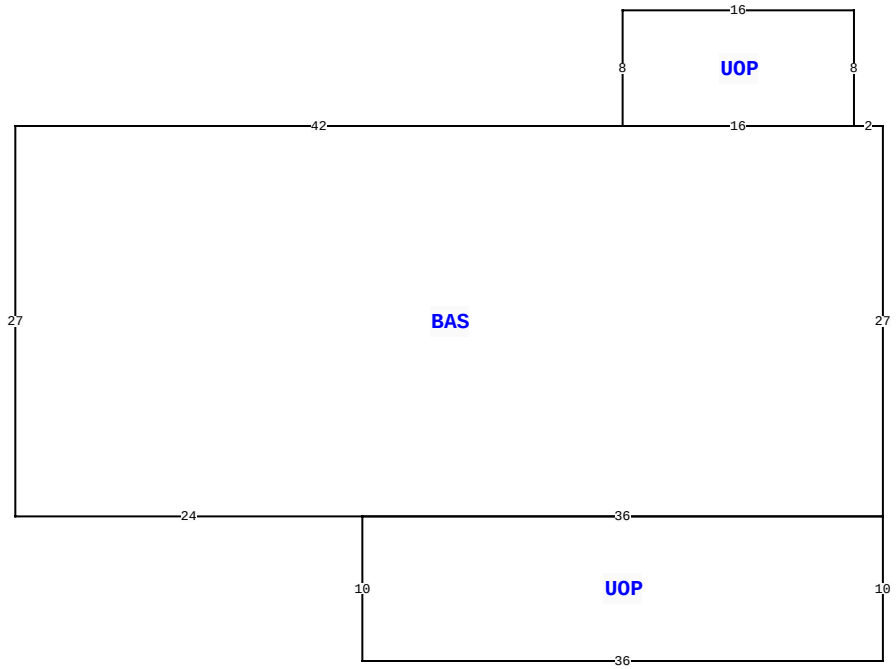
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
UOP	128	25		32	1,884
UOP	360	25		90	5,300
TOTALS	2,108			1,742	102,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,742	113.9000	107.07	186,516	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1620 HX Base Yr 2023



169 SW NEWPORT PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,584
TOTAL MARKET OB/XF VALUE		22,398
TOTAL LAND VALUE - MARKET		33,180
TOTAL MARKET VALUE		158,162
SOH/AGL Deduction		55,899
ASSESSED VALUE		102,263
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,541
TOTAL JUST VALUE		158,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,162

SALE:1:1: LOT 18 ROLLING ACRES ADDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19497	M H	125	05/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0941/0206	12/03/2001	WD	Q	V		10,000

GRANTOR: AUSTIN & DEEDRA HOUK

GRANTEE: EDUARDO & NILDA SOT

0763/2061	8/14/1992	WD	Q	V		10,000

GRANTOR: R E ENGESSER

GRANTEE: AUSTIN G HOUK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S27 E24 UOP= S10 E36 N10 W36$ E36 N27 W2 UOP= N8 W16 S8 E16$ W16$.

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	0294	SHED WOOD/	0	100	16	18	288.00	UT	7.50	7.50	100	2002	2002	3	100	2,160	
2	0070	CARPORT UF	0	100	22	27	594.00	UT	5.00	5.00	100	2002	2002	3	100	2,970	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	308.00	UT	2.00	2.00	100	2002	2002	3	100	616	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
6	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2008	2008	3	100	2,880	
7	0294	SHED WOOD/	0	100	28	16	448.00	UT	14.00	14.00	100	2008	2008	3	100	6,272	

LAND DESCRIPTION

TOTAL OB/XF 22,398

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		A-1	0.00	0.00	2.37	AC		1.00	1.00	1.00	14,000.00	14,000.00	33,180							

REVIEW DATE 06/11/2015 BY TW Total Acres: 2.37 Total Land Value: 33,180 Market: 0 Agricultural: 0 Common: 33,180 PRINTED 10/17/2025 BY SYS