

LOT 1 TUSTENUGGEE HILLS S/D.
719-600, 753-799, 786-2267, WD 1

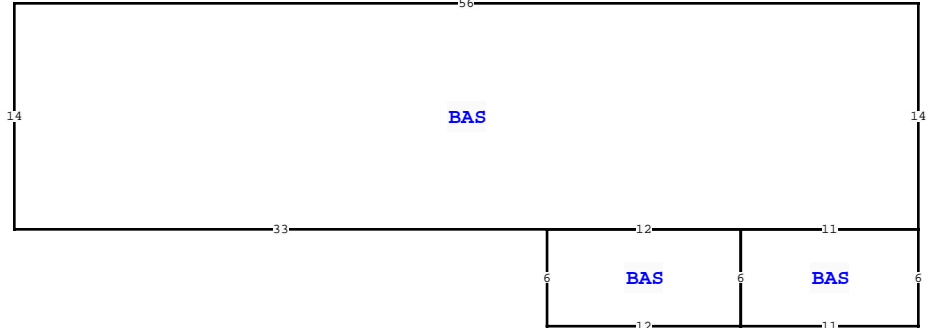
KING DEARBRE R/JOHNSON CHARLES L
159 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-101
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	01		MINIMUM 100
Interior Wall	05		DRYWALL 100
Interior Floor	14		CARPET 90
Interior Floor	08		SHT VINYL 10
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Bedrooms			2 100
Bathrooms			2 100
Stories	1.		1. 100
Architectural	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
BAS	66	100	
BAS	72	100	
BAS	784	100	
TOTALS	922		922

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2025		55.74	51,392	1989	1989	0	0	60.00	40.00
			Heated Area: 922				HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			20,557
TOTAL MARKET OB/XF VALUE			8,375
TOTAL LAND VALUE - MARKET			52,260
TOTAL MARKET VALUE			81,192
SOH/AGL Deduction			5,147
ASSESSED VALUE			76,045
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			76,045
TOTAL JUST VALUE			81,192
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,132

SALE:2:1: SALESMAN FOR STOKES-NASSAU
SALE:1:1: LOT 1 TUSTENUGGEE HILLS WITH MH
XFOB:1:1: FLEETWOOD SERIAL ID#GAFLK75A0709WE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/975	7/18/2024	QC	U	I	11	100
GRANTOR: JOHNSON LECIS						
GRANTEE: KING DEARBRE R						
1481/1775	12/20/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOHNS)						
GRANTEE: JOHNSON LECIS A						

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	0040	BARN, POLE	0	0	10	30	300.00	UT 2.50	2.50	50	1993	1993
2	0294	SHED WOOD/	0	0	0	0	1.00	UT 0.00	0.00	100	2013	2013
3	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT 0.00	0.00	100	2013	2013
5	0261	PRCH, UOP	0	0	0	0	1.00	UT 0.00	0.00	100	2013	2013
6	0263	PRCH, USP	0	0	0	0	1.00	UT 0.00	0.00	100	2017	2017
7	0296	SHED METAL	0	0	0	0	1.00	UT 0.00	0.00	100	2017	2017
8	0285	SALVAGE	0	0	0	0	1.00	UT 0.00	0.00	100	2017	2017

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
155 SW NEWTON CIR, FORT WHITE												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/06/2026 MLU												
TOTALS												
8,375												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W56 S14 E33 E12 E11 N14 \$												
BAS=[ORIG=-23,14] S6 E12 N6 W12 \$												
BAS=[ORIG=-11,14] S6 E11 N6 W11 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0102	C	SFR/MH	0		00	0.00	0.00	4.02	AC		1.00
TOTAL ADJ												
UNIT PRICE												
ADJ UNIT PRICE												
LAND VALUE												
OTHER ADJUSTMENTS AND NOTES												
YEAR												
DENSITY												
DECL												
FRZ												
YR												
CONSRV												