

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

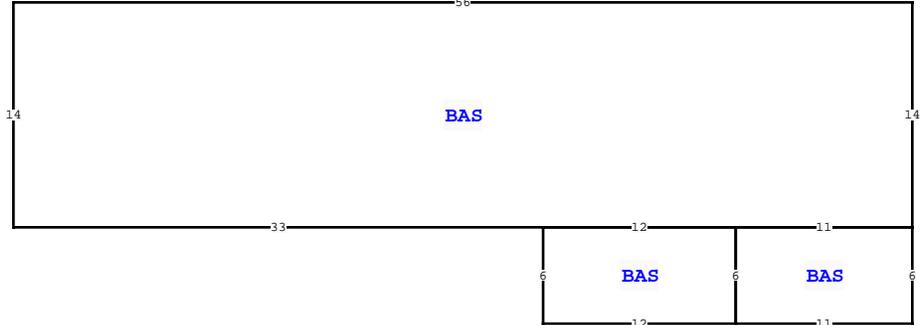
KING DEARBRE R/JOHNSON CHARLES L  
159 SW NEWTON CIR  
FORT WHITE, FL 32038

**2026**

08-6S-17-09626-101

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	01 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	66	100		66	1,545
BAS	72	100		72	1,686
BAS	784	100		784	18,355
TOTALS	922			922	21,586

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		58.53	53,965	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		21,586	
TOTAL MARKET OB/XF VALUE		8,375	
TOTAL LAND VALUE - MARKET		52,260	
TOTAL MARKET VALUE		82,221	
SOH/AGL Deduction		6,176	
ASSESSED VALUE		76,045	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		76,045	
TOTAL JUST VALUE		82,221	
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  
XFPOB: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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0040	BARN, POLE	0	0	10	30	300.00	UT	2.50	2.50	50	1993	1993	3	50	375	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	150	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF													8,375				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						05/06/2026	MLU										

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													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0102	C	SFR/MH	0		00	0.00	0.00	4.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,260								