

LOT 4 TUSTENUGGEE HILLS S/D.
697-633, 749-1284, 768-1924, 772

PINEDA DEYANIRA ALMANZAR
415 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-104


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
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
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	1,000	100	
TOTALS	1,000		1,000
			88,369

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100% - 2025		Heated Area: 1000					HX Base Yr	2025		

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,369
TOTAL MARKET OB/XF VALUE			11,700
TOTAL LAND VALUE - MARKET			52,260
TOTAL MARKET VALUE			152,329
SOH/AGL Deduction			4,826
ASSESSED VALUE			147,503
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			96,092
TOTAL JUST VALUE			152,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31856	M H	375	04/02/2014
25243	TR/TRAILER	50	11/20/2006
6939	M H	40	03/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/29	3/22/2024	WD	Q	I	01	195,000
GRANTOR: DAVIS ROGER W						
GRANTEE: PINEDA DEYANIRA ALM						
1480/289	11/22/2022	QC	U	I	11	100
GRANTOR: SNIPES DOLLIE						
GRANTEE: DAVIS ROGER W						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	
2	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	
3	0261	PRCH, UOP	0	100	0	0	0	0.00	0.00	
4	0261	PRCH, UOP	0	100	0	0	0	0.00	0.00	

TOTAL OB/XF										11,700														
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	0200	C	MBL HM	100		00	0.00	0.00	4.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,260							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S25 E40 N25\$.	

LAND DESCRIPTION		TOTAL OB/XF																						11,700	
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	0200	C	MBL HM	100		00	0.00	0.00	4.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,260								