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

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

2027

08-6S-17-09626-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

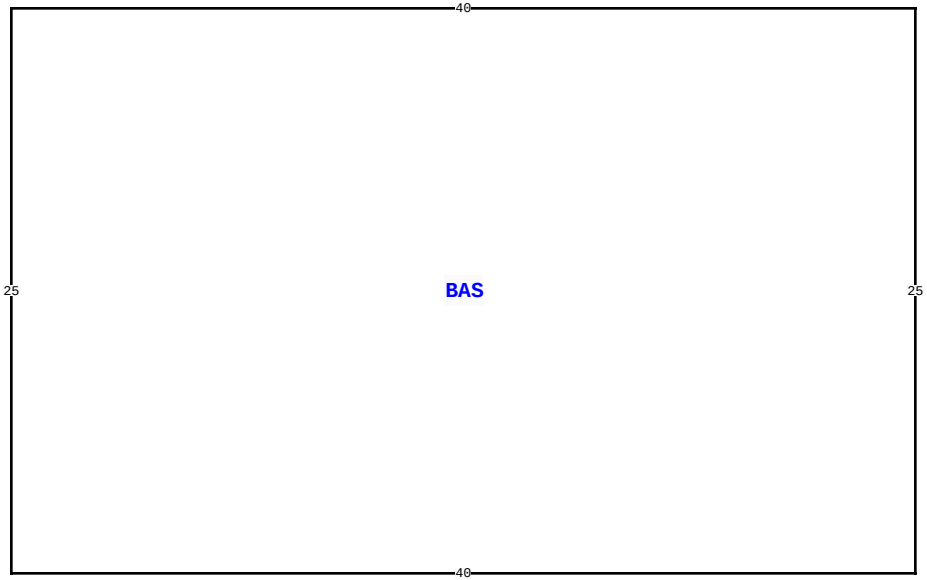
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 8617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	87,429
TOTALS	1,000			1,000	87,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,000	119.0000	110.67	110,670	1997	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2025 Heated Area: 1000 HX Base Yr 2025



415 SW NEWTON CIR, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,500	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		87,429
TOTAL MARKET OB/XF VALUE		11,700
TOTAL LAND VALUE - MARKET		52,260
TOTAL MARKET VALUE		151,389
SOH/AGL Deduction		0
ASSESSED VALUE		151,389
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,978
TOTAL JUST VALUE		151,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,329

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S25 E40 N25$.

LAND DESCRIPTION

TOTAL OB/XF 11,700

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		00	0.00	0.00	4.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,260							

REVIEW DATE 04/10/2024 BY TP Total Acres: 4.02 Total Land Value: 52,260 Market: 0 Agricultural: 0 Common: 52,260 PRINTED 11/17/2026 BY SYS