

LOT 5 TUSTENUGGEE HILLS S/D.
697-627, 876-003, WD 1285-211,

JEAN WOODLANDS LLC
P O BOX 357880
GAINESVILLE, FL 32635

2026

08-6S-17-09626-105


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 52,260 TOTAL MARKET VALUE 52,260 SOH/AGL Deduction 8,883 ASSESSED VALUE 43,377 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 43,377 TOTAL JUST VALUE 52,260 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 40,200																
DOR CODE 0000 VACANT																PERMIT NUM 000042501 DESCRIPTION Mobile Home AMT ISSUED 08/06/2021																	
MAP NUM MKT AREA 02																SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1285/0211</td> <td>11/19/2014</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>15,000</td> </tr> </tbody> </table> GRANTOR: CURIL A & AUDRIE CURT GRANTEE: JEAN WOODLANDS LLC 0697/0627 5/12/1989 AG Q V 11,995 GRANTOR: STOKES-NASSAU GRANTEE: CURTIS				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1285/0211	11/19/2014	WD	Q	V	01	15,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																											
1285/0211	11/19/2014	WD	Q	V	01	15,000																											
NEIGHBORHOOD/LOC 8617.0100 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS						509 SW NEWTON CIR, FORT WHITE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU																	
EXTRA FEATURES						UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W																													
																	BUILDING NOTES																
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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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	0000	C	VAC RES	0		00	0.00	0.00	4.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,260																
REVIEW DATE 05/06/2026 BY MLU Total Acres: 4.02 Total Land Value: 52,260 Market: 0 Agricultural: 0 Common: 52,260 PRINTED 06/23/2026 BY SYS																																	