

LOT 6 TUSTENUGGEE HILLS S/D.  
730-038, 856-1418, 1420, 867-918

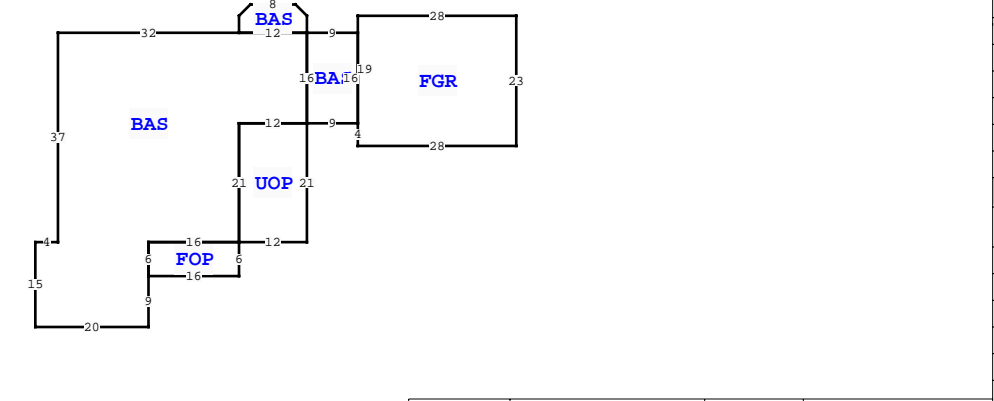
CONTRERAS RUBEN E/CONTRERAS PAOLA A  
599 SW NEWTON CIR  
FORT WHITE, FL 32038

**2026**

08-6S-17-09626-106

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	2,562	102.9000	115.25	295,270	2001	2001	0	0	30.00
1 SINGLE FAM 100% - 2003 Heated Area: 2129 HX Base Yr 2003										



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
8617.0100	1.00/				
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	56	100		56	4,518
BAS	144	100		144	11,617
BAS	1,676	100		1,676	135,211
FGR	644	55		354	28,559
FOP	96	30		29	2,339
FUS	253	100		253	20,411
UOP	252	20		50	4,034
TOTALS	3,121			2,562	206,689

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	206,689		
TOTAL MARKET OB/XF VALUE	2,884		
TOTAL LAND VALUE - MARKET	52,260		
TOTAL MARKET VALUE	261,833		
SOH/AGL Deduction	90,655		
ASSESSED VALUE	171,178		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	119,767		
TOTAL JUST VALUE	261,833		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	253,464		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23972	ADDN SFR	206	12/16/2005
17791	SFR	297	01/03/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0893/2826	12/21/1999	WD	Q	V		12,000
GRANTOR: J L DICKS						
GRANTEE: CONTRERAS						
0884/1378	7/13/1999	QC	Q	V	01	13,051
GRANTOR: S TOWNSEND						
GRANTEE: J L DICKS						

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	0294	SHED WOOD/	0	100	14	16	224.00	UT	3.50	100	2001	2001	3	100	784	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	900	

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

BUILDING NOTES	
599 SW NEWTON CIR, FORT WHITE	

BUILDING DIMENSIONS	
BAS= W32 S37 W4 S15 E20 N9 FOP= E16 N6 W16 S6\$ N6 E16 UOP= E12 N21 W12 S21\$ N21 E12 BAS= E9 FGR= S4 E28 N23 W28 S19\$ N16 W9 S16\$ N16 BAS= N3 L2 U2 W8 D2 L2 S3 E12\$ W12\$ PTR= N40 FUS= N23 W11 S23 E11\$ S40\$.	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	4.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,260							