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

**2027**

**08-6S-17-09626-106**

## BUILDING CHARACTERISTICS

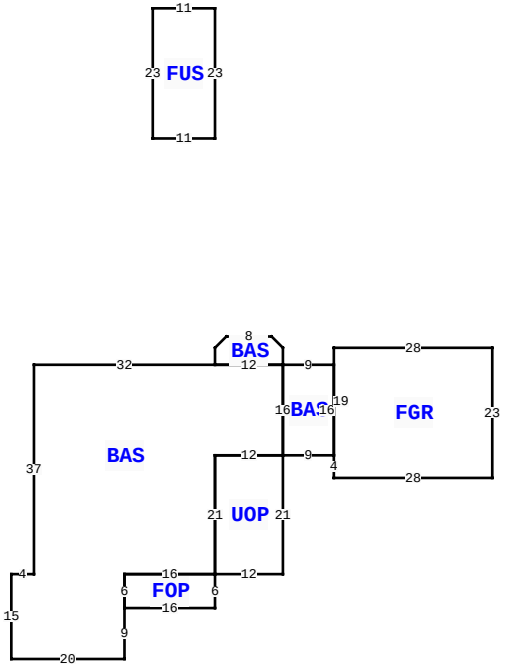
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 56 | 100 | | 56 | 4,437 |
| BAS | 144 | 100 | | 144 | 11,409 |
| BAS | 1,676 | 100 | | 1,676 | 132,794 |
| FGR | 644 | 55 | | 354 | 28,048 |
| FOP | 96 | 30 | | 29 | 2,298 |
| FUS | 253 | 100 | | 253 | 20,046 |
| UOP | 252 | 20 | | 50 | 3,962 |
| TOTALS | 3,121 | | | 2,562 | 202,995 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,562 | 102.9000 | 113.19 | 289,993 | 2001 | 2001 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2003 Heated Area: 2129 HX Base Yr 2003




599 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 | 14 | 16 | 224.00 | UT | 3.50 | 3.50 | 100 | 2001 | 2001 | 3 | 100 | 784 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 900 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 202,995 |
| TOTAL MARKET OB/XF VALUE | 2,884 |
| TOTAL LAND VALUE - MARKET | 52,260 |
| TOTAL MARKET VALUE | 258,139 |
| SOH/AGL Deduction | 81,826 |
| ASSESSED VALUE | 176,313 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 124,902 |
| TOTAL JUST VALUE | 258,139 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 261,833 |

SALE:2:1: LOT 6, SALE NOT IN LINE

SALE:3:1: LOT 6 (TERMINATION OF AGREEMENT)

SALE:1:1: LOT 6

| 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 | | | | | | |

## BUILDING NOTES

## 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

TOTAL OB/XF 2,884

| 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 | 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 | | | | | | | |

REVIEW DATE 10/05/2017 BY DF Total Acres: 4.02 Total Land Value: 52,260 Market: 0 Agricultural: 0 Common: 52,260 PRINTED 11/17/2026 BY SYS