LOT 7 TUSTENUGGEE HILLS S/D.

719-602, WD 1038-2305,

JORDAN KEVIN E/JORDAN EVA MARIE
709 SW NEWTON CIR
FORT WHITE, FL 32038

2027

08-6S-17-09626-107

BUILDING CHARACTERISTICS

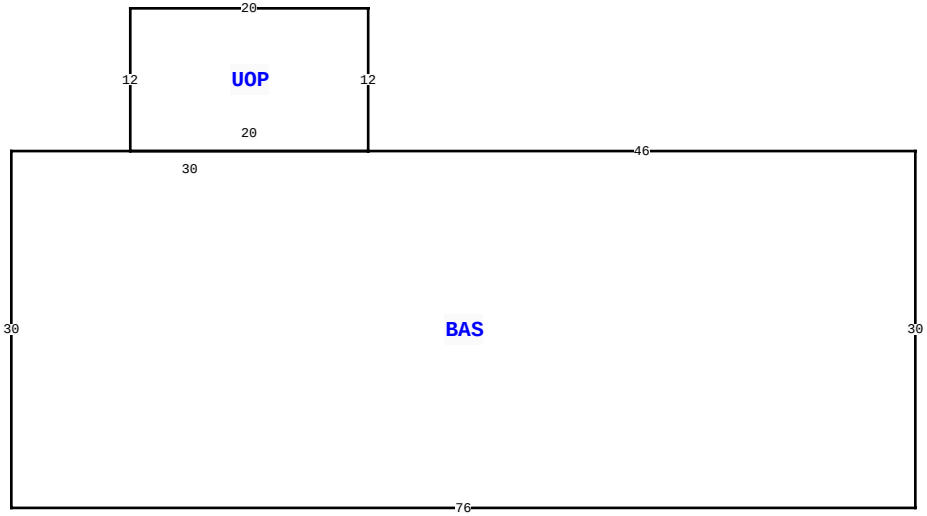
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,280	100		2,280	132,836
UOP	240	25		60	3,496
TOTALS	2,520			2,340	136,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,340	113.9000	105.93	247,876	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 2280 HX Base Yr



709 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,332
TOTAL MARKET OB/XF VALUE		8,250
TOTAL LAND VALUE - MARKET		52,390
TOTAL MARKET VALUE		196,972
SOH/AGL Deduction		109,063
ASSESSED VALUE		87,909
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,498
TOTAL JUST VALUE		196,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,439

SALE:1:1: LOT 7, TUSTENUGGEE HILLS

XFOB:1:1: SPEC MH

BLDG:1:1: SPEC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052445	Electrical Servic	0	02/26/2025
15061	M H	125	02/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1038/2305	2/22/2005	WD	Q	V	04	13,000
GRANTOR: STOKES-NASSAU						
GRANTEE: KEVIN E & EVA MARIE						
0719/0602	1/20/1990	AG	Q	V		12,995
GRANTOR: STOKES-NASSAU						
GRANTEE: KEVIN JORDAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UOP= N12 W20 S12 E20$ W30 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,250

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	4.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,390							

REVIEW DATE 03/04/2025 BY TW Total Acres: 4.03 Total Land Value: 52,390 Market: 0 Agricultural: 0 Common: 52,390 PRINTED 11/17/2026 BY SYS