

LOTS 9 TUSTENUGGEE HILLS S/D.
697-629, 770-1075, 913-1259, 949

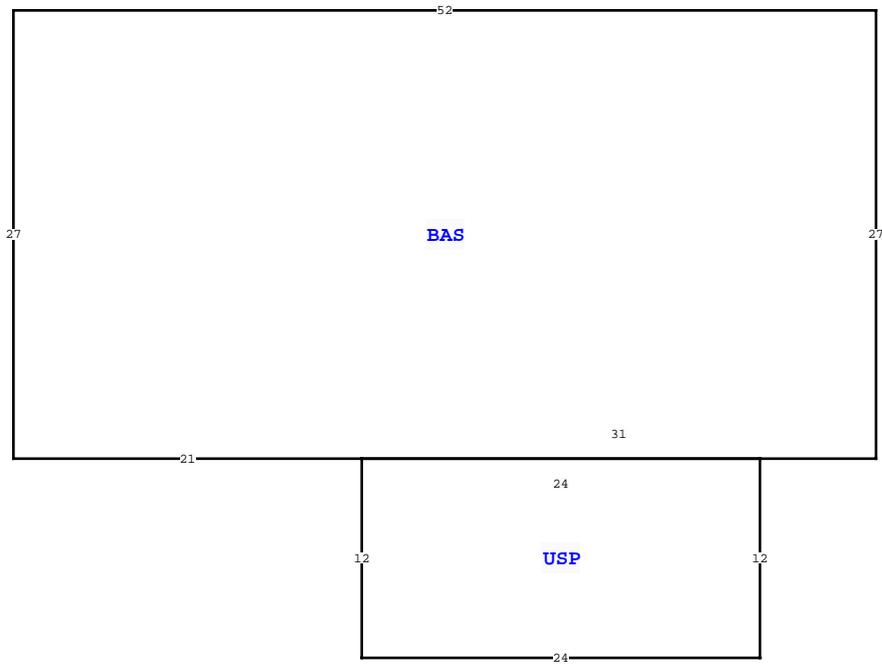
RUTTERS RODNEY J
797 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-109
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	8617.0100	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	40,654
USP	288	35		101	2,924
TOTALS	1,692			1,505	43,579

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2004		72.39	108,947	1993	1993	0	0	60.00	40.00
			Heated Area: 1404				HX Base Yr 2004				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	43,579		
TOTAL MARKET OB/XF VALUE	13,050		
TOTAL LAND VALUE - MARKET	52,260		
TOTAL MARKET VALUE	108,889		
SOH/AGL Deduction	60,195		
ASSESSED VALUE	48,694		
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE	23,694		
TOTAL JUST VALUE	108,889		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	94,030		
XFOB:1:1: MERI MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053708	Roof Replacement	13,600	07/30/2025
000049877	Mobile Home		05/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1664	8/03/2023	QC	U	I	11	100
GRANTOR: RUTTERS RODNEY J						
GRANTEE: RUTTERS RODNEY J						
0981/0529	4/21/2003	WD	Q	I		57,000
GRANTOR: CINDY LEE FRIEDMAN						
GRANTEE: RODNEY J RUTTERS &						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	600	
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	400	
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	50	
6	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	800	
7	9947	Septic	0	100	0	0		1.00	UT 3,000.00	3,000.00	100	2025	2024	1	100	3,000	
TOTALS															13,050		

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	DPH 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							