

LOTS 13 & 14 TUSTENUGEE HILLS S
700-454, 704-689, 712-379, 853-9

DUNN KENNETH C
1081 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-114
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	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
BAS	864	100	
TOTALS	864		51,958

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2016	Heated Area: 864			HX Base Yr 2016			

BAS

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				51,958		
TOTAL MARKET OB/XF VALUE				7,000		
TOTAL LAND VALUE - MARKET				101,880		
TOTAL MARKET VALUE				160,838		
SOH/AGL Deduction				86,769		
ASSESSED VALUE				74,069		
TOTAL EXEMPTION VALUE				HX HB 49,069		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				160,838		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				145,555		
SALE:1:1: SALE INCL LOT 13						
PRMT:1:1: TVL TRL /6MTS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
31477	M H	404	09/27/2013			
18207	M H	125	04/24/2001			
16169	M H	125	10/25/1999			
13833	M H	75	04/01/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0923/1242	3/19/2001	WD	Q	V		25,000
GRANTOR: FISCHER						
GRANTEE: K DUNN						
0853/0973	10/29/1997	WD	Q	V	02	25,500
GRANTOR: TANKO						
GRANTEE: FISCHER						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W36 S24 E36 N24\$.						

EXTRA FEATURES		1081 SW NEWTON CIR, FORT WHITE															
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	9945	Well/Sept	0	100	0	0			7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
04/13/1998		05/06/2026	MLU

LAND DESCRIPTION										TOTAL OB/XF										7,000				
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	4.43	AC		1.00	1.00	1.00	12,000.00	12,000.00	53,160							
2	0000	C	VAC RES	100		00	0.00	0.00	4.06	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,720							