

LOT 15 TUSTENUGGEE HILLS S/D.
701-574, 847-1779, WD 876-256, D

HERNANDEZ ALDER/SARABIA JUANA
1121 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-115
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
FSP	408	40	
UOP	64	25	
TOTALS	2,828		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2025	Heated Area: 2356		HX Base Yr 2025						
TOTALS	2,828		2,535	186,344									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			186,344
TOTAL MARKET OB/XF VALUE			9,000
TOTAL LAND VALUE - MARKET			29,526
TOTAL MARKET VALUE			203,840
SOH/AGL Deduction			0
ASSESSED VALUE			203,840
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			152,429
TOTAL JUST VALUE			224,870
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16931	M H	125	05/08/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1283	11/06/2024	WD	Q	I	01	275,000
GRANTOR: DAVIS ROGER W						
GRANTEE: HERNANDEZ ALDER						
1517/600	6/14/2024	WD	U	I	37	180,000
GRANTOR: BACON JOSEPH E						
GRANTEE: DAVIS ROGER W						

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	100	2000	2000	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2007	2007	3	100	800	

TOTAL OB/XF													
9,000													
1121 SW NEWTON CIR, FORT WHITE													
BLD DATE				LGL DATE		05/06/2026		MLU					
XF DATE				LAND DATE									
INC DATE				AG DATE									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W4 FSP= N12 W34 S12 E34\$ W72 S31 E6 UOP= S8 E8 N8 W8\$ E70 N31\$.									

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	1.00	AC		1.00	1.00	0.57	13,000.00	7,410.00	7,410							
2	6200	A	PASTURE 3	0					3.88	AC		1.00	1.00	1.00	280.00	280.00	1,086							
3	9910	M	MKT.VAL.AG	0					3.88	AC		1.00	1.00	0.57	10,000.00	5,700.00	22,116							