

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	DESCRIPTION	QUANTITY
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	280,701	2000	2010	0	0	35.00	65.00												
Heated Area: 2356					HX Base Yr 2025																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		182,456	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		29,526	
TOTAL MARKET VALUE		199,952	
SOH/AGL Deduction		0	
ASSESSED VALUE		199,952	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		148,541	
TOTAL JUST VALUE		220,982	
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							
TOTALS												2,828										

BUILDING NOTES											
1121 SW NEWTON CIR, FORT WHITE											

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							