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

2027

08-6S-17-09626-115

BUILDING CHARACTERISTICS

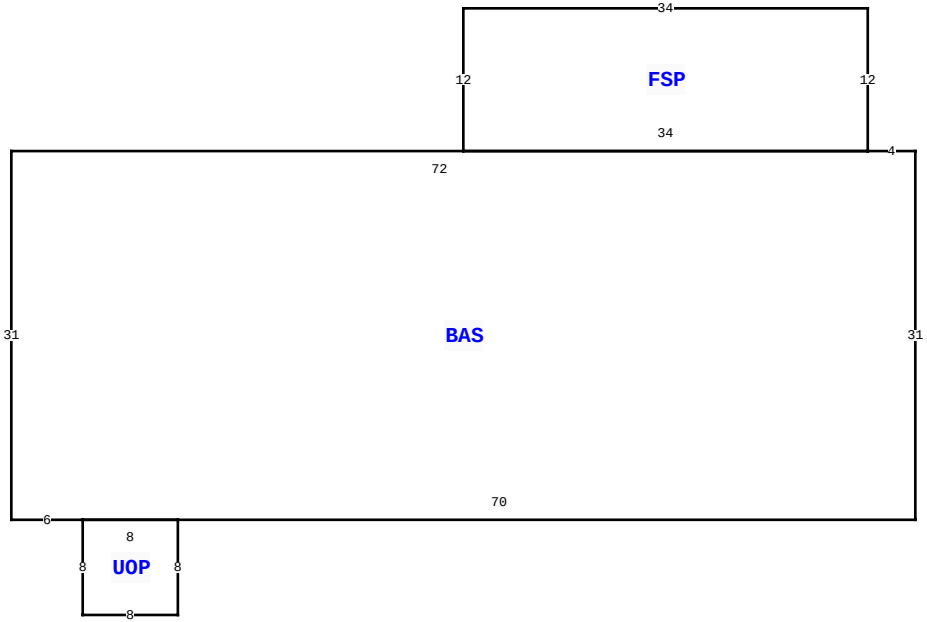
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	167,765
FSP	408	40		163	11,607
UOP	64	25		16	1,139
TOTALS	2,828			2,535	180,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,535	117.8000	109.55	277,709	2000	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2025 Heated Area: 2356 HX Base Yr 2025



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

1121 SW NEWTON CIR, FORT WHITE

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,511
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		29,526
TOTAL MARKET VALUE		198,007
SOH/AGL Deduction		0
ASSESSED VALUE		198,007
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,596
TOTAL JUST VALUE		219,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,982

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						

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 9,000

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	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							

REVIEW DATE 02/10/2025 BY TP Total Acres: 4.88 Total Land Value: 8,496 Market: 22,116 Agricultural: 1,086 Common: 7,410 PRINTED 11/16/2026 BY SYS