LOT 16 TUSTENUGGEE HILLS S/D.
699-35, 792-1873, 847-1565, WD 1

SHEPHERD DIANE/HARRIS CHARLES R
1223 SW NEWTON CIR
FORT WHITE, FL 32038

2027

08-6S-17-09626-116

BUILDING CHARACTERISTICS

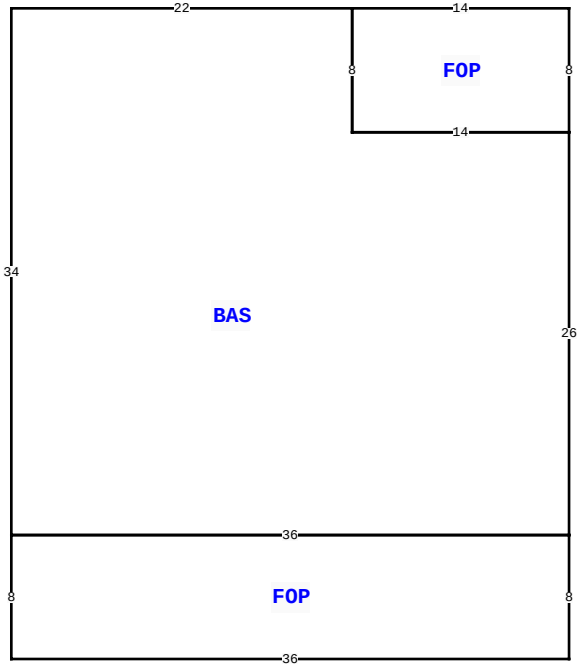
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,112	100		1,112	118,432
FOP	112	30		34	3,621
FOP	288	30		86	9,159
TOTALS	1,512			1,232	131,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,232	115.2600	126.79	156,205	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2018 Heated Area: 1112 HX Base Yr 2018



1223 SW NEWTON CIR, FORT WHITE

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

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	0040	BARN,POLE	0	100	24	34	816.00	UT	3.00	3.00	100	2009	2009	3	100	2,448	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0030	BARN,MT	0	100	24	25	600.00	UT	15.00	15.00	100	2026	2025		100	9,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	131,212
TOTAL MARKET OB/XF VALUE	14,348
TOTAL LAND VALUE - MARKET	60,268
TOTAL MARKET VALUE	205,828
SOH/AGL Deduction	63,400
ASSESSED VALUE	142,428
TOTAL EXEMPTION VALUE	HX HB 13 142,428
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	205,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,209

SALE:2:1: WD REPLACING AGREEMENT

LAND:1:1: AG OK PER J.D.C., JOINS 09691-002 80.00

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052538	Storage Building	8,145	03/10/2025
27850	SFR	501	06/03/2009
27851	TR/TRAILER	0	06/03/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/2392	10/13/2017	WD	U	I	11	100
GRANTOR: DIANE SHEPHERD & CHAR						
GRANTEE: DIANE SHEPHERD & CH						
1322/0647	9/20/2016	WD	U	I	11	100
GRANTOR: DIANE SHEPHERD						
GRANTEE: DIANE SHEPHERD & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S34 FOP= S8 E36 N8 W36$ E36 N26 FOP= N8 W14 S8 E14$ W14 N8$.

LAND DESCRIPTION

TOTAL OB/XF 14,348

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	0100	C	SFR	100		00	0.00	0.00	4.88	AC		1.00	1.00	0.95	13,000.00	12,350.00	60,268							

REVIEW DATE 05/15/2025 BY randall Total Acres: 4.88 Total Land Value: 60,268 Market: 0 Agricultural: 0 Common: 60,268 PRINTED 11/16/2026 BY SYS