

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

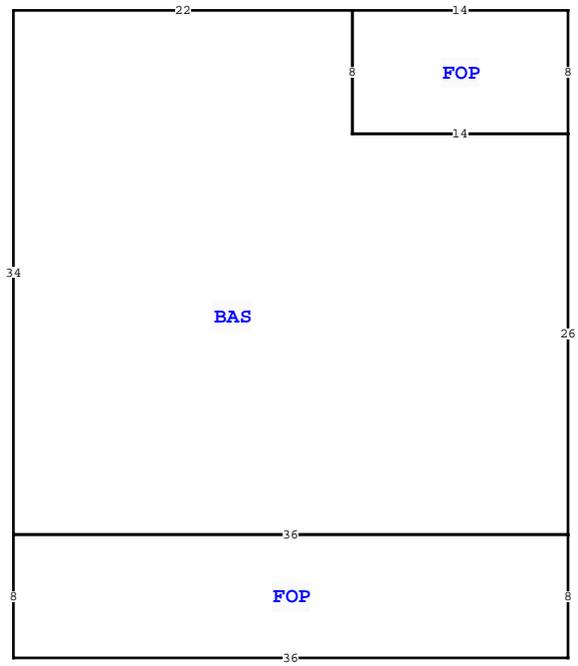
SHEPHERD DIANE/HARRIS CHARLES R
1223 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-116
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual Units	05	CONV	100
		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
BAS	1,112	100	
FOP	112	30	
FOP	288	30	
TOTALS	1,512		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
Heated Area: 1112						HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		135,983				
TOTAL MARKET OB/XF VALUE		14,348				
TOTAL LAND VALUE - MARKET		60,268				
TOTAL MARKET VALUE		210,599				
SOH/AGL Deduction		72,319				
ASSESSED VALUE		138,280				
TOTAL EXEMPTION VALUE		HX HB 13 138,280				
BASE TAXABLE VALUE		0				
TOTAL JUST VALUE		210,599				
NCON VALUE		9,000				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		186,891				
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\$.						

EXTRA FEATURES												1223 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	0040	BARN,POLE	0	100	24	34			816.00	UT	2009	2009	3	100	2,448	
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	2013	2013	3	100	300	
3	0252	LEAN-TO W/	0	100	0	0			1.00	UT	2017	2017	3	100	600	
4	0070	CARPORT UF	0	100	0	0			1.00	UT	2017	2017	3	100	1,400	
5	0252	LEAN-TO W/	0	100	0	0			1.00	UT	2017	2017	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0			1.00	UT	2017	2017	3	100	100	
7	0169	FENCE/WOOD	0	100	0	0			1.00	UT	2017	2017	3	100	300	
8	0030	BARN,MT	0	100	24	25			600.00	UT	2026	2025		100	9,000	
TOTAL OB/XF 14,348																

LAND DESCRIPTION												TOTAL OB/XF 14,348												
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	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							