

LOT 25 TUSTENUGGEE HILLS S/D.  
810-2052, 849-2313, 852-1989, WD

FENNELL ALETHA  
982 SW NEWTON CIR  
LAKE CITY, FL 32038

**2026**

08-6S-17-09626-125  
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		1,512 44,162

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,512	115.9000	73.02	110,406	1994	1994	0	0	60.00	40.00												
2 MOBILE HME 0% - 0 Heated Area: 1512 HX Base Yr																							
<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
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				05/06/2026	MLU																		

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	44,162		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	53,560		
TOTAL MARKET VALUE	104,722		
SOH/AGL Deduction	22,994		
ASSESSED VALUE	81,728		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	81,728		
TOTAL JUST VALUE	104,722		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	89,532		
SALE: 3:1: 4.12 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054633	Roof Replacement	11,350	12/06/2025
36550	M H	375	04/09/2018
15084	M H	125	02/16/1999
10602	M H	125	01/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1321	7/24/2017	WD	Q	I	01	9,500
GRANTOR: CHRISTOPHER JONES						
GRANTEE: ALETHA FENNELL						
1340/0641	7/06/2017	WD	Q	I	01	10,000
GRANTOR: CHRISTOPHER & JAMIE P						
GRANTEE: CHRISTOPHER JONES						

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000

BUILDING NOTES											
982 SW NEWTON CIR, FORT WHITE											

BUILDING DIMENSIONS											
BAS= W56 S27 E56 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF 7,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		00	0.00	0.00	2.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,780							
2	0000	C	VAC RES	0			0.00	0.00	2.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,780							