

LOT 26 TUSTENUGGEE HILLS S/D.
701-801, 777-1443, DC 838-2149,

FOUT DARRELL BRENT
878 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-126
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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 Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	0200	MOBILE HOME	
MAP NUM			02
NEIGHBORHOOD/LOC	8617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,025	100	
FGR	600	55	
FSP	240	40	
UOP	120	25	
UOP	144	25	
TOTALS	3,129		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 0								
Heated Area: 2025 HX Base Yr												
878 SW NEWTON CIR, FORT WHITE												
			BLD DATE				LGL DATE				05/06/2026	MLU
			XF DATE				LAND DATE					
			INC DATE				AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				153,898		
TOTAL MARKET OB/XF VALUE				10,780		
TOTAL LAND VALUE - MARKET				52,130		
TOTAL MARKET VALUE				216,808		
SOH/AGL Deduction				51,870		
ASSESSED VALUE				164,938		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				164,938		
TOTAL JUST VALUE				216,808		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				201,566		
SALE:3:1: LOT 26, TUSTENUGGEE HILLS						
SALE:2:1: WD REPLACING AGREEMENT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
8033	PUMP/UTPOL	30	02/02/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/1535	3/15/2018	WD Q	I	I	01	115,000
GRANTOR: LARRY G SR & NANCY C						
GRANTEE: DARRELL BRENT FOUT						
0838/2150	4/25/1997	WD Q	I			85,000
GRANTOR: SAMA						
GRANTEE: BROWN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W51 UOP= N12 W10 S12 E10\$ W10 S27 E2 S14 E27 N2 FSP= E20 N12 W20 S12\$ N12 E20UOP= S12 E12 N12 W12\$ E12 N27\$ PTR= N30 FGR= N20 W30 S20 E30\$ S30\$.						

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	0040	BARN, POLE	0	0	16	32	1.00	UT	0.00	100	1994	1994	3	100	300	
2	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	100	1994	1994	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	1994	1994	3	100	1,200	
5	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	100	1994	1994	3	100	1,080	
6	0296	SHED METAL	0	0	10	18	180.00	UT	5.00	100	1994	1994	3	100	900	
TOTAL OB/XF													10,780			

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	0102	C	SFR/MH	0		00	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130								