LOT 28 TUSTENUGGEE HILLS S/D.

703-519, 792-1876, 982-2333, WD

HUNTER SCOTT EVAN/HUNTER KRISTEN NICOLE
648 SW NEWTON CR
FORT WHITE, FL 32038

2027

08-6S-17-09626-128

BUILDING CHARACTERISTICS

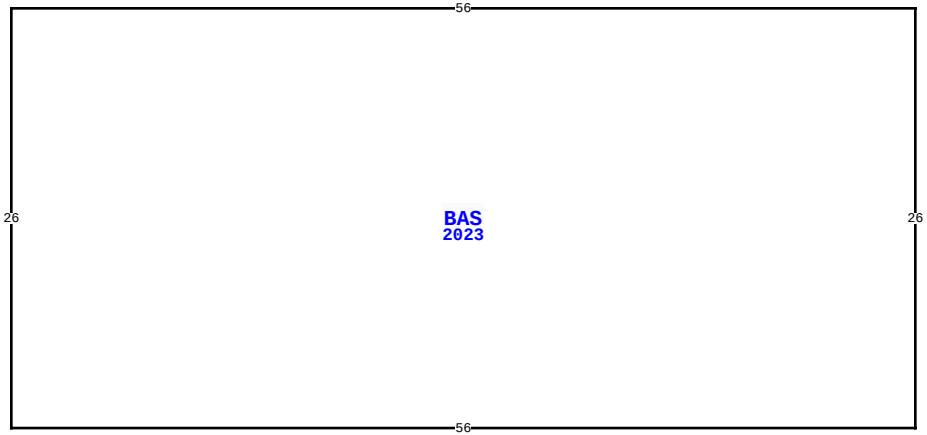
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2023	1,456	117,662
TOTALS	1,456			1,456	117,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,456	113.5000	90.80	132,205	2019	2019	0	0	0	11.00	89.00

2 MANUF 1 100% - 2023 Heated Area: 1456 HX Base Yr 2023



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

648 SW NEWTON CIR, FORT WHITE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,662
TOTAL MARKET OB/XF VALUE		9,700
TOTAL LAND VALUE - MARKET		41,704
TOTAL MARKET VALUE		169,066
SOH/AGL Deduction		16,311
ASSESSED VALUE		152,755
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,344
TOTAL JUST VALUE		169,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38419	M H	478	07/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1427	7/23/2026	WD	Q	I	01	155,000
GRANTOR: BOWMAN CAREN						
GRANTEE: HUNTER SCOTT EVAN						
1462/250	3/14/2022	WD	U	I	34	18,000
GRANTOR: COUNTRY DREAMS LLC						
GRANTEE: BOWMAN THOMAS E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,11] E56 S26 W56 N26 $

.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,700

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	4.01	AC		1.00	0.80	0.80	13,000.00	10,400.00	41,704							

REVIEW DATE 03/30/2022 BY JB Total Acres: 4.01 Total Land Value: 41,704 Market: 0 Agricultural: 0 Common: 41,704 PRINTED 11/17/2026 BY SYS