

LOT 28 TUSTENUGGEE HILLS S/D.  
703-519, 792-1876, 982-2333, WD

BOWMAN THOMAS E/BOWMAN CAREN  
648 SW NEWTON CR  
FORT WHITE, FL 32038

**2026**

08-6S-17-09626-128  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
4	100				
2	100				
01	NONE 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		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	123,545
TOTALS	1,456			1,456	123,545

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100% - 2023									
				Heated Area: 1456				HX Base Yr 2023				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS 2023</span> </div>												
				BLD DATE				LGL DATE				
				XF DATE				LAND DATE	05/06/2026	MLU		
				INC DATE				AG DATE				

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,545
TOTAL MARKET OB/XF VALUE		9,700
TOTAL LAND VALUE - MARKET		41,704
TOTAL MARKET VALUE		174,949
SOH/AGL Deduction		26,643
ASSESSED VALUE		148,306
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,895
TOTAL JUST VALUE		174,949
NCON VALUE		2,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,440

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

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1462/250	3/14/2022	WD U	U	I	34	18,000
GRANTOR: COUNTRY DREAMS LLC						
GRANTEE: BOWMAN THOMAS E						
1377/0018	1/18/2019	WD Q	V	01		18,000
GRANTOR: JAMES H JR & GALE HIL						
GRANTEE: COUNTRY DREAMS LLC						

BUILDING NOTES	

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

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	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	
<b>TOTAL OB/XF</b>													9,700			

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	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							