LOT 33 TUSTENUGGEE HILLS S/D.
699-37, 881-1124, WD 1047-2822,

BYRD DALE/BYRD PAMELA
1496 SW NEWTON CIR
FORT WHITE, FL 32038

2026

08-6S-17-09626-133

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

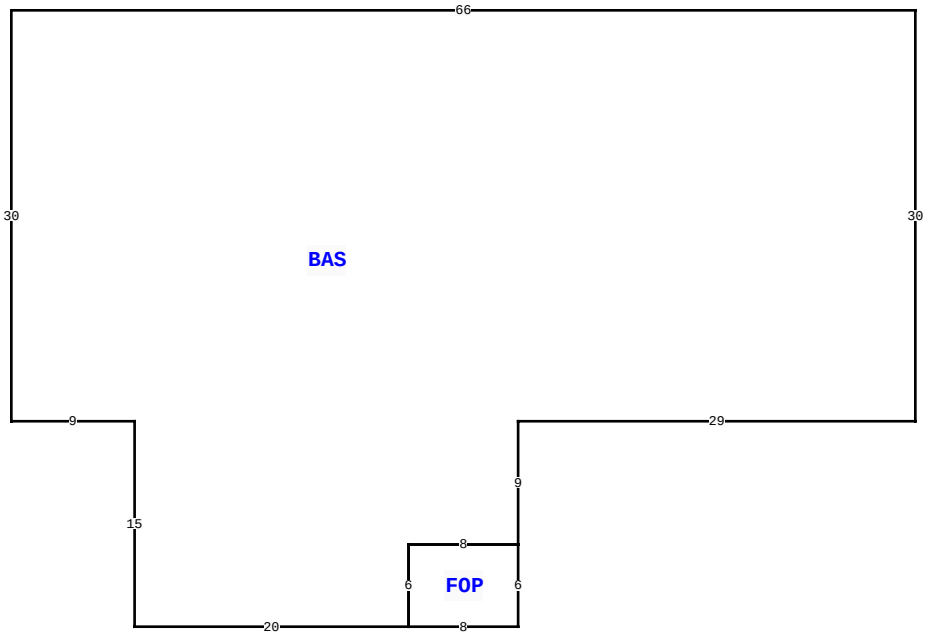
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,352	100		2,352	248,265
FOP	48	35		17	1,795
TOTALS	2,400			2,369	250,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,369	113.5000	113.50	268,882	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 2352 HX Base Yr 2022



1496 SW NEWTON CIR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		250,060
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		52,130
TOTAL MARKET VALUE		309,190
SOH/AGL Deduction		209,783
ASSESSED VALUE		99,407
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		47,996
TOTAL JUST VALUE		309,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042770	Mobile Home		09/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/2113	6/25/2021	WD	Q	V	01	48,000
GRANTOR: FLEMING ROGER T						
GRANTEE: BYRD DALE						
1047/2822	5/23/2005	WD	Q	V		42,000
GRANTOR: HANH CONG PHAM & CAY						
GRANTEE: FLEMING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-132,120] W66 S30 E9 S15 E20 N6 E8 N9 E29 N30 $
FOP=[ORIG=-169,159] E8 S6 W8 N6 $
.

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	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.00	1.00	13,000.00	13,000.00	52,130							

REVIEW DATE 10/26/2021 BY JB Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 06/08/2026 BY SYS