LOT 18 ROLLING ACRES ADDITION.

ORB 763-2061, 941-206,

SOTO EDUARDO/SOTO NILDA
169 SW NEWPORT PL
FORT WHITE, FL 32038

2027

29-6S-16-03970-018

BUILDING CHARACTERISTICS

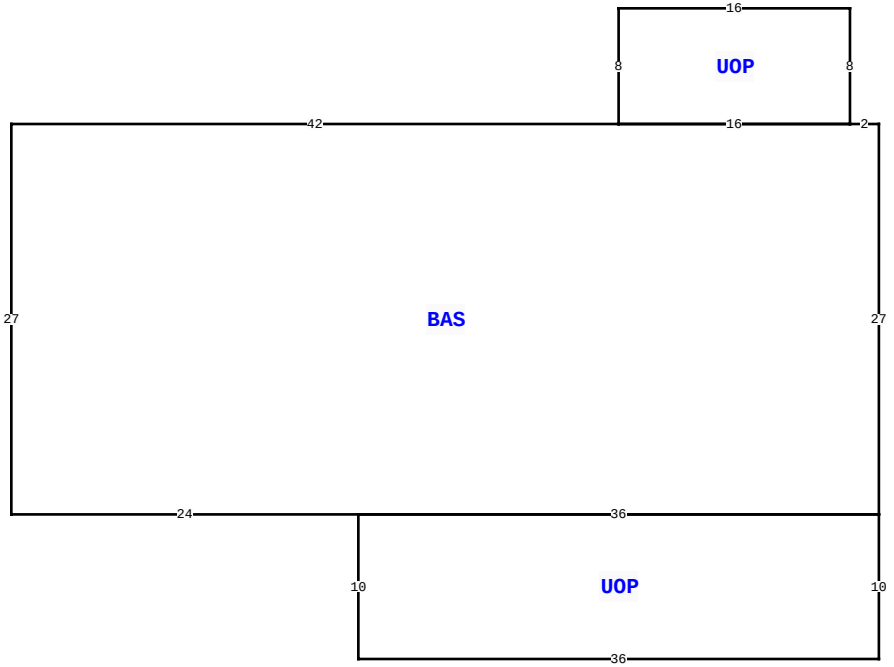
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	29616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	96,041
UOP	128	25		32	1,897
UOP	360	25		90	5,336
TOTALS	2,108			1,742	103,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,742	115.9000	107.79	187,770	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1620 HX Base Yr 2023



169 SW NEWPORT PL, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,274
TOTAL MARKET OB/XF VALUE	30,518
TOTAL LAND VALUE - MARKET	37,920
TOTAL MARKET VALUE	171,712
SOH/AGL Deduction	64,688
ASSESSED VALUE	107,024
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	55,613
TOTAL JUST VALUE	171,712
NCON VALUE	2,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,902

SALE:1:1: LOT 18 ROLLING ACRES ADDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19497	M H	125	05/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0941/0206	12/03/2001	WD	Q	V		10,000
GRANTOR: AUSTIN & DEEDRA HOUK						
GRANTEE: EDUARDO & NILDA SOT						
0763/2061	8/14/1992	WD	Q	V		10,000
GRANTOR: R E ENGESSER						
GRANTEE: AUSTIN G HOUK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S27 E24 UOP= S10 E36 N10 W36$ E36 N27 W2 UOP= N8 W16 S8 E16$ W16$.

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	0294	SHED WOOD/	0	100	16	18	288.00	UT	7.50	7.50	100	2002	2002	3	100	2,160	
2	0070	CARPORT UF	0	100	22	27	594.00	UT	5.00	5.00	100	2002	2002	3	100	2,970	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	308.00	UT	2.00	2.00	100	2002	2002	3	100	616	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
6	0296	SHED METAL	0	100	25	30	750.00	UT	12.00	12.00	100	2008	2008	3	100	9,000	
7	0294	SHED WOOD/	0	100	28	16	448.00	UT	14.00	14.00	100	2008	2008	3	100	6,272	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2027	2026		100	200	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2027	2026		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 30,518

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		A-1	0.00	0.00	2.37	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,920							

REVIEW DATE 06/12/2026 BY AJ Total Acres: 2.37 Total Land Value: 37,920 Market: 0 Agricultural: 0 Common: 37,920 PRINTED 11/17/2026 BY SYS