LOT 12 BELLAMY ESTATES.
711-184, LE 1293-421, DC 1457-85

WARD RONALD B/SANTOS SHARON
259 SW HAWKINS CT
FORT WHITE, FL 32038

2026

01-6S-15-00500-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

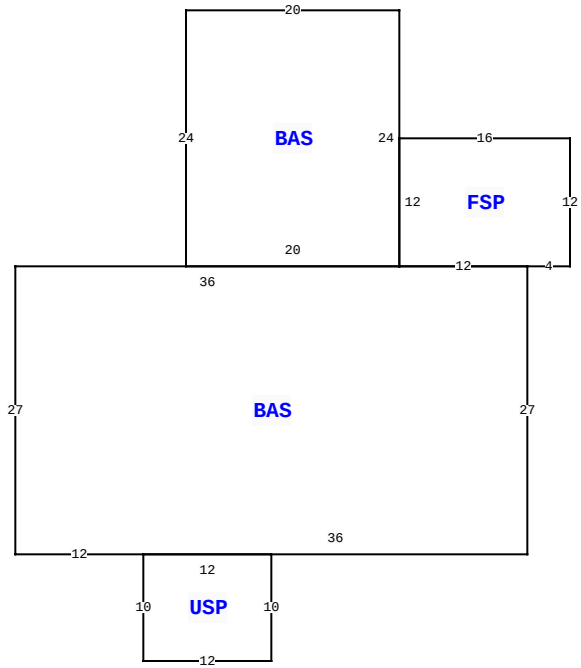
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1615.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	29,011
BAS	1,296	100		1,296	78,329
FSP	192	40		77	4,654
USP	120	35		42	2,538
TOTALS	2,088			1,895	114,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,895	116.9000	109.89	208,242	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1776 HX Base Yr



259 SW HAWKINS CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,533
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	139,533
SOH/AGL Deduction	0
ASSESSED VALUE	139,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,533
TOTAL JUST VALUE	139,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12543	M H	125	05/21/1997
9124	M H	75	12/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/2587	5/12/2025	QC	U	I	11	100
GRANTOR: WARD RONALD B WARD PR						
GRANTEE: WARD RONALD B						
1293/0421	4/20/2015	LE	U	I	14	100
GRANTOR: RONALD E & SUE WARD (						
GRANTEE: RONALD B WARD (REMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N24 W20 S24 E20$ W36 S27 E12 USP= S10 E12 N10 W12$ E36 N27$ FSP= E4 N12 W16 S12 E12$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0040	BARN,POLE	0	0	24	36	1.00	UT	0.00	0.00	100	1997	1997	3	100	2,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	12	16	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		A-1	144.00	303.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 08/11/2016 BY DF Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 10/02/2025 BY SYS