LOT 3 BLOCK D TIMUQUA S/D.

ORB 639-293, 667-048,

NOAH CHARLES R II/NOAH LAURA N
235 SW HAWK LN
FT WHITE, FL 32038

2026

01-7S-16-04104-133

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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

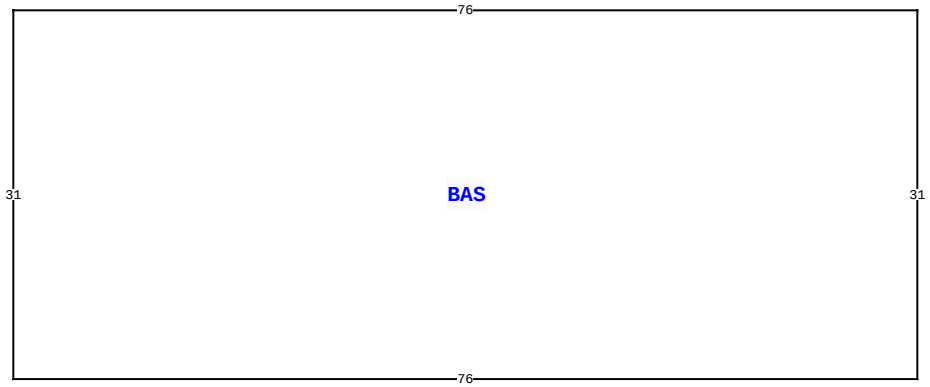
NEIGHBORHOOD/LOC 1716.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	141,177
TOTALS	2,356			2,356	141,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	115.9000	108.95	256,686	2008	2007	0	0	0	45.00	55.00

2 MANUF 1 100% - 2000 Heated Area: 2356 HX Base Yr 2000



235 SW HAWK LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 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		141,177
TOTAL MARKET OB/XF VALUE		12,800
TOTAL LAND VALUE - MARKET		50,500
TOTAL MARKET VALUE		204,477
SOH/AGL Deduction		82,206
ASSESSED VALUE		122,271
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,549
TOTAL JUST VALUE		204,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,178

SALE:3:1: LOT 3, BLK D, TIMUQUA S/D

SALE:2:1: IN LIEU OF FORECLOSURE

SALE:1:1: LOT 3, BLCOK D, TIMUQUA S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26045	M H	275	07/23/2007
6747	M H	60	01/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0876/0825	3/05/1999	WD	Q	V		19,000
GRANTOR: KELTNER						
GRANTEE: NOAH						
0742/1573	3/07/1991	WD	Q	V		16,000
GRANTOR: HETTIE LOU GLENN						
GRANTEE: VIRGIL KELTNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1999	1999	3	100	1,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 12,800

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	5.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,500							

REVIEW DATE 11/04/2020 BY JS Total Acres: 5.05 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 11/12/2025 BY SYS