LOT 4 BLOCK D TIMUQUA S/D.

622-425, 765-2010, 770-902

BROWN JENNIFER
289 SW HAWK LANE
FT WHITE, FL 32038

2026

01-7S-16-04104-134

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

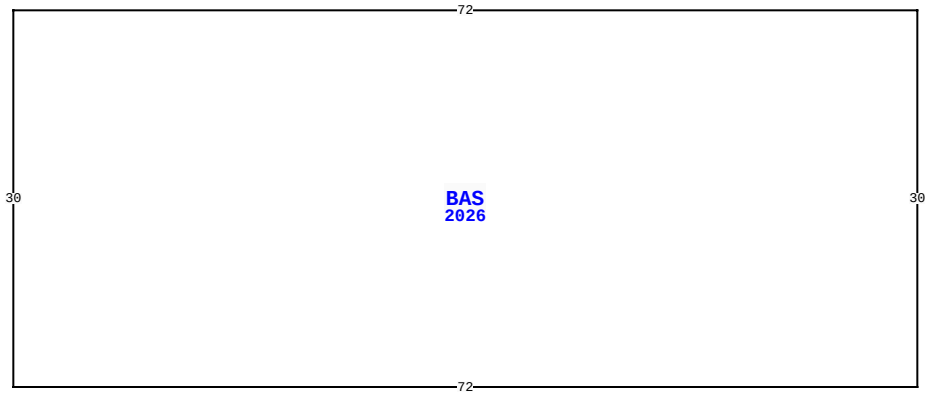
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1716.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2026	2,160	247,454
TOTALS	2,160			2,160	247,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,160	113.5000	116.90	252,504	2025	2025	0	0	0	2.00	98.00

2 MANUF 3 100% - 2026 Heated Area: 2160 HX Base Yr 2007



289 SW HAWK LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		247,454
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		50,600
TOTAL MARKET VALUE		307,954
SOH/AGL Deduction		29,950
ASSESSED VALUE		278,004
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,282
TOTAL JUST VALUE		307,954
NCON VALUE		248,854
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,631

SALE:2:1: REPO

SALE:1:1: LOT 4 BLK D TIMUQUA - DOT TO CHECK FOR M

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051443	Mobile Home		11/07/2024
000050609	Right-of-Way Acce		08/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/0131	9/23/2005	WD	Q	I	04	125,000
GRANTOR: HETTIE LOU GLENN						
GRANTEE: RICKY C CUCUEL						
1060/0130	9/23/2005	WD	U	I	08	18,500
GRANTOR: DANA & RICKY CUCUEL						
GRANTEE: JENNIFER BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,7] E72 S30 W72 N30 $

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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
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	5.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,600							

REVIEW DATE 02/14/2025 BY justin Total Acres: 5.06 Total Land Value: 50,600 Market: 0 Agricultural: 0 Common: 50,600 PRINTED 11/12/2025 BY SYS