LOT 5 BLOCK D TIMUQUA S/D.

612-332, 812-729, PB 1378-2773

GONZALEZ ABEL/GONZALEZ BARBARA
401 SW HAWK LN
FORT WHITE, FL 32038

2025

01-7S-16-04104-135

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
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

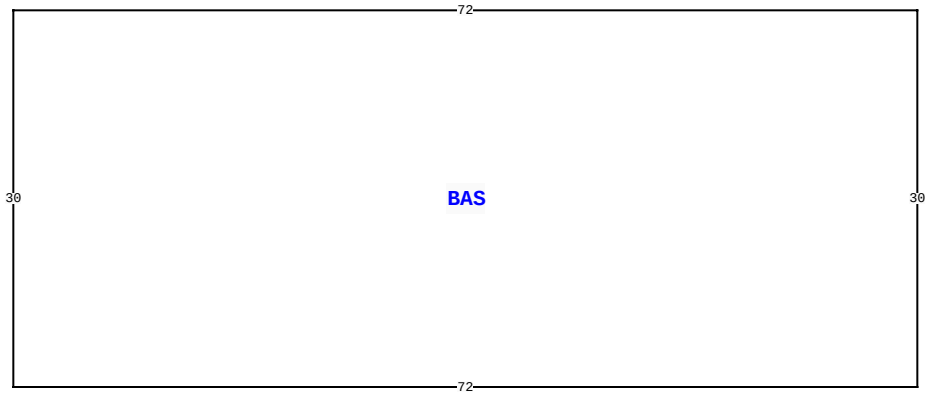
NEIGHBORHOOD/LOC 1716.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	210,457
TOTALS	2,160			2,160	210,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,160	113.9000	107.07	231,271	2019	2019	0	0	0	9.00	91.00

2 MANUF 1 – 100% - 2020 Heated Area: 2160 HX Base Yr 2020



401 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		210,457
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		50,600
TOTAL MARKET VALUE		268,757
SOH/AGL Deduction		114,478
ASSESSED VALUE		154,279
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,557
TOTAL JUST VALUE		268,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,352

SALE:1:1: LOT 5, BLK D

BLDG:1:1: WESTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38455	M H	394	08/09/2019
38260	M H	375	06/20/2019
10352	M H	125	10/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/0233	4/25/2019	WD	Q	I	01	44,000
GRANTOR: TERESA HANNUM						
GRANTEE: ABEL & BARBARA GONZ						
1378/2773	2/21/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WILLI						
GRANTEE: TERESA HANNUM (100%						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S30 E72 N30$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
3	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 7,700

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 12/16/2019 BY BC Total Acres: 5.06 Total Land Value: 50,600 Market: 0 Agricultural: 0 Common: 50,600 PRINTED 07/11/2025 BY SYS