LOT 1 LITTLE PINE FARMS S/D.
713-565, 950-2256, WD 1284-365,

DEMKO GEORGE J III
641 SW HAWTHORNE TER
FORT WHITE, FL 32038

2026

02-7S-16-04111-101

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

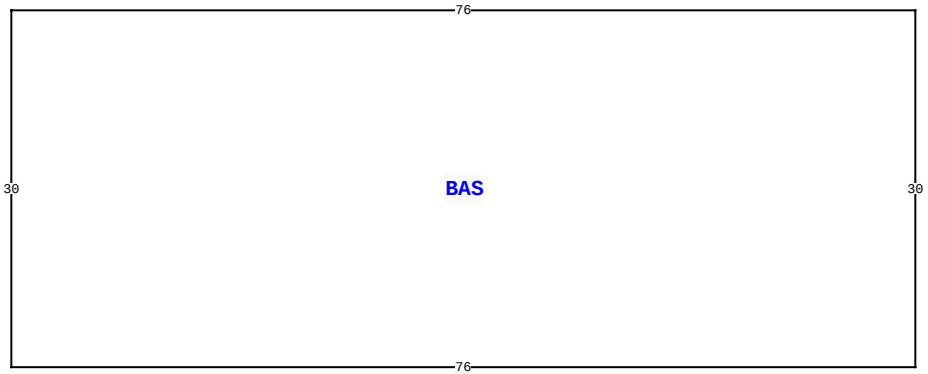
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2716.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	220,468
TOTALS	2,280			2,280	220,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	2,280	115.5000	106.26	242,273	2020	2020	0	0	0	9.00	91.00

1 MODULAR 1 100% - 2021 Heated Area: 2280 HX Base Yr 2021



641 SW HAWTHORNE TER, 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		220,468
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		33,460
TOTAL MARKET VALUE		263,728
SOH/AGL Deduction		71,077
ASSESSED VALUE		192,651
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,929
TOTAL JUST VALUE		263,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40239	M H	0	07/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/1679	3/05/2020	WD	U	V	34	0
GRANTOR: JEAN WOODLANDS LLC						
GRANTEE: GEORGE J DEMKO III						
1395/1438	2/02/2015	AG	U	V	21	35,000
GRANTOR: JEAN WOODLANDS LLC						
GRANTEE: GEORGE J DEMKO III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,800	
2	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 9,800

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			0.00	0.00	4.78	AC		1.00	1.00	1.00	7,000.00	7,000.00	33,460							

REVIEW DATE 10/02/2020 BY JB Total Acres: 4.78 Total Land Value: 33,460 Market: 0 Agricultural: 0 Common: 33,460 PRINTED 11/07/2025 BY SYS