THAT PART OF SE1/4 OF NE1/4 AS L
JUNCTION RD, EX ADDN'L R/W TAKEN
OF PRCL #12. (NO DEED REC).

HAWKINS GWENDOLYN P
6855 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2026

18-6S-16-03860-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,265
TOTAL MARKET VALUE	1,621
SOH/AGL Deduction	0
ASSESSED VALUE	1,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,621
TOTAL JUST VALUE	20,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,265

LAND:1:1: JOINS 03854-000
LAND:2:1: JOINS A TRACT OF 41.87 AC IN SEC 17-6S-1
SALE:1:1: 3.70 AC SALE INCLUDED 41.87 AC 03854-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1280/2749	9/04/2014	WD	U	V	11	100
GRANTOR: BRIAN A HAWKINS						
GRANTEE: GWENDOLYN P & HUEY						
1280/2748	9/04/2014	WD	U	V	11	100
GRANTOR: BRIAN A HAWKINS						
GRANTEE: GWENDOLYN P & HUEY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.79	AC		1.00	1.00	1.00	280.00	280.00	1,621							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.79	AC		1.00	1.00	1.00	3,500.00	3,500.00	20,265							

REVIEW DATE 03/09/2022 BY MLU Total Acres: 5.79 Total Land Value: 1,621 Market: 20,265 Agricultural: 1,621 Common: 0 PRINTED 11/07/2025 BY SYS