AKA LOT 23 BLUEBIRD LANDING UNRE
COR OF NW1/4, RUN E 50.03 FT, S
S 8 DEG E 640.24 FT, N 66 DEG W

SPATES MARY LOU HAWKINS
198 SW OAK GLN
FORT WHITE, FL 32038-2187

2026

31-7S-17-10070-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

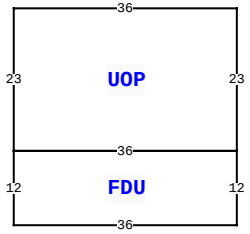
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31717.020	1.00/

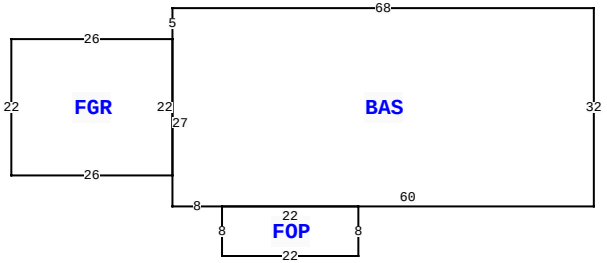
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100		2,176	231,459
FDU	432	60		259	27,550
FGR	572	55		315	33,506
FOP	176	30		53	5,638
UOP	828	20		166	17,657
TOTALS	4,184			2,969	315,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,969	117.2490	131.32	389,889	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2176 HX Base Yr 2007





198 SW OAK GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		315,810
TOTAL MARKET OB/XF VALUE		5,975
TOTAL LAND VALUE - MARKET		121,320
TOTAL MARKET VALUE		443,105
SOH/AGL Deduction		139,107
ASSESSED VALUE		303,998
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,276
TOTAL JUST VALUE		443,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049273	Roof Replacement	18,000	02/22/2024
000048692	Additions	85,000	11/17/2023
000048110	Electrical Servic	0	09/13/2023
23507	SFR	624	08/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/0871	1/30/2018	LE	U	I	14	100
GRANTOR: MARY LOU HAWKINS (LE)						
GRANTEE: WILLIAM JAMES HAWKI						
0956/0372	6/19/2002	WD	Q	V		106,700
GRANTOR: H A BUIE SR						
GRANTEE: MARY LOU HAWKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S5 FGR= W26 S22 E26 N22$ S27 E8 FOP= S8 E22 N8 W22$ E60 N32$ PTR= N30 FDU= N12 UOP= N23 W36 S23 E36$ W36 S12 E36$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	350.00	UT	2.50	2.50	100	2006	2006	3	100	875	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 5,975

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	0100	C	SFR	100		A-1	0.00	0.00	10.11	AC		1.00	1.00	1.00	12,000.00	12,000.00	121,320							

REVIEW DATE 03/20/2024 BY JS Total Acres: 10.11 Total Land Value: 121,320 Market: 0 Agricultural: 0 Common: 121,320 PRINTED 11/19/2025 BY SYS