N1/2 OF NE1/4 OF SW1/4 OF SE1/4.
445-47, 802-1645, 916-813, WD 11

SAINT CHARLES TRUST
380 SW HAWTHORNE TER
FORT WHITE, FL 32038

2026

35-6S-16-04070-014

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

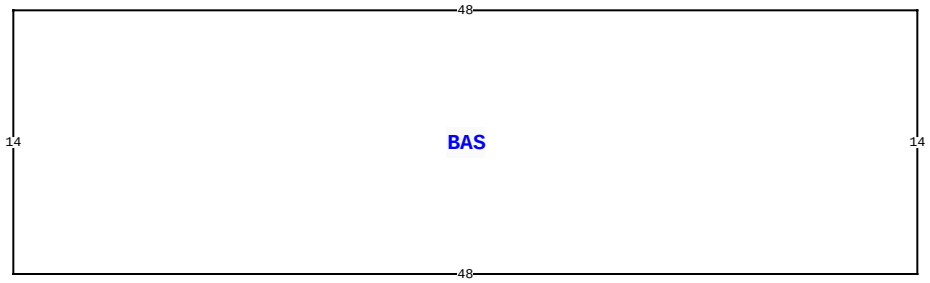
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	35,301
TOTALS	672			672	35,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	672	101.6100	95.51	64,183	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 672 HX Base Yr 2020



380 SW HAWTHORNE TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,301
TOTAL MARKET OB/XF VALUE		15,192
TOTAL LAND VALUE - MARKET		50,600
TOTAL MARKET VALUE		62,213
SOH/AGL Deduction		15,330
ASSESSED VALUE		46,883
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,883
TOTAL JUST VALUE		101,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,018

PRMT:2:1: COLLINS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13403	PUMP/UTPOL	30	12/11/1997
13261	M H	125	11/04/1997
10009	M H	125	07/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1117/1606	4/23/2007	WD	Q	V		55,000
GRANTOR: BRUCE STAFFORD						
GRANTEE: JUDITH MACKLIN AS T						
1117/1604	4/16/2007	WD	Q	V	04	100
GRANTOR: EARL MARTIN						
GRANTEE: BRUCE STAFFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

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	0327	STABLES-SM	0	100	32	32	1,024.00	UT	8.00	8.00	100	2010	2010	3	100	8,192	
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 15,192

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		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,600							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 06/24/2015 BY DF Total Acres: 5.06 Total Land Value: 11,720 Market: 40,000 Agricultural: 1,120 Common: 10,600 PRINTED 11/18/2025 BY SYS