

TIPTON CARL L JR/TIPTON PATRICIA J
P O BOX 579
FT WHITE, FL 32038-0579

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																					
Exterior Wall	31	VINYL SID	100	0800	02	1,296	109.5000	65.70	85,147	1995	1994	0	0	60.00	40.00	VALUATION BY																		
Roof Structure	03	GABLE/HIP	100	2 MOBILE HME 100% - 1995										Heated Area: 1296										HX Base Yr 1995										
Roof Cover	12	MODULAR MT	100	27 48 27 48 BAS										BUILDING MARKET VALUE										34,059										
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE										12,200										
Interior Floor	14	CARPET	90											TOTAL LAND VALUE - MARKET										50,000										
Interior Floor	06	VINYL ASB	10											TOTAL MARKET VALUE										96,259										
Air Condition	02	WINDOW	100											SOH/AGL Deduction										38,989										
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE										57,270										
Bedrooms		3 100												TOTAL EXEMPTION VALUE										HX HB SX 55,661										
Bathrooms		2 100												BASE TAXABLE VALUE										1,609										
Stories	1.	1. 100												TOTAL JUST VALUE										96,259										
Architectural Units	01	CONV	100											NCON VALUE										0										
Condition Adj	03	03 100		INCOME VALUE																														
Kitchen Adjus	01	01 100		PREVIOUS YEAR MKT VALUE										96,259																				
Quality										05	05	LAND:4:1: MULTI-USE THIS PC NON-HX																						
DOR CODE										0200	MOBILE HOME										BLDG:1:1: REDM MH (MOTHER LIVES HERE)													
MAP NUM										MKT AREA										02														
NEIGHBORHOOD/LOC										35616.020	1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,296	100		1,296	34,059																													
TOTALS										1,296			1,296	34,059																				
EXTRA FEATURES										603 SW HAWTHORNE TER, FORT WHITE																								
L N	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	0297	SHED CONCR	0 100	20	21	1.00	UT	0.00	0.00	100	0	0	3	100	800																			
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200																			
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																			
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																			
5	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																			
LAND DESCRIPTION										TOTAL OB/XF										12,200														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000																	