

LOT 4 PARKER WOODS S/D.
784-40,868-1406, WD 874-532, WD

ROMANO JOLENE
479 HAWTHORNE TERR
FORT WHITE, FL 32038

2026

35-6S-16-04074-104

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 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	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		05 05			
DOR CODE		0200MOBILE HOME			
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	960	100		960	24,860
UOP	240	25		60	1,554

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	8.60	AC	

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1 MOBILE HME 100% - 2013

Heated Area: 960

HX Base Yr 2013

24

10

UOP

10

24

25

15

24

40

BAS

24

BLD DATE

XF DATE

INC DATE

479 SW HAWTHORNE TER, FORT WHITE

LGL DATE

LAND DATE

AG DATE

04/07/2025 MLU

479 SW HAWTHORNE TER, FORT WHITE				XF DATE INC DATE					LAND DATE AG DATE		04/07/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	0.00	0.00	100	2010	2010	3	100	600			
1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200			
1.00	UT	7,000.00	7,000.00	100			3	100	7,000			

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		26,414	
TOTAL MARKET OB/XF VALUE		8,800	
TOTAL LAND VALUE - MARKET		73,530	
TOTAL MARKET VALUE		108,744	
SOH/AGL Deduction		55,023	
ASSESSED VALUE		53,721	
TOTAL EXEMPTION VALUE		HX HB 28,721	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		108,744	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		108,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9246	M H	125	01/11/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/0837	9/19/2019	QC	U	I	11	100
GRANTOR: CHRISTOPHER ROMANO						
GRANTEE: JOLENE ROMANO						
1244/2588	10/31/2012	WD	U	I	39	0
GRANTOR: PHILLIP A LAMB						
GRANTEE: CHRISTOPHER ROMANO						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W15 U0P= N10 W24 S10 E24\$ W25 S24 E40 N24\$.											