LOT 5 PARKER WOODS S/D.
770-1659, 811-236, 816-153, 818-

CULLEN JOHN J/CULLEN CAROL T
455 SW HAWTHORNE TER
FT WHITE, FL 32038

2026

35-6S-16-04074-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

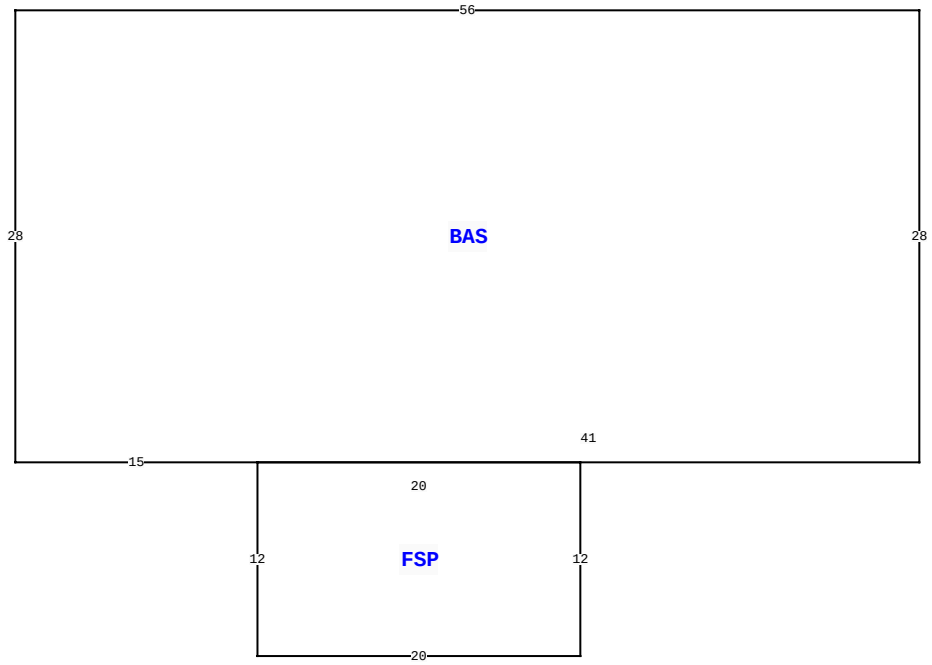
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE 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	1,568	100		1,568	44,368
FSP	240	40		96	2,716
TOTALS	1,808			1,664	47,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	117.9000	70.74	117,711	1985	1993	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2009 Heated Area: 1568 HX Base Yr 2009



455 SW HAWTHORNE TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,084
TOTAL MARKET OB/XF VALUE		18,980
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		116,064
SOH/AGL Deduction		42,836
ASSESSED VALUE		73,228
TOTAL EXEMPTION VALUE	HX HB DX	53,228
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		116,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,064

BLDG:1:1: HOM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16521	M H	125	01/21/2000
6989	M H	60	03/31/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1155/0472	7/22/2008	WD	Q	I		118,800
GRANTOR: CEMBRUCH'S						
GRANTEE: JOHN & CAROL CULLEN						
0883/1614	6/24/1999	WD	Q	V		22,000
GRANTOR: B THOMAS						
GRANTEE: CEMBRUCH'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S28 E15 FSP= S12 E20 N12 W20$ E41 N28$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2000	2000	3	100	400	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0327	STABLES-SM	0	100	24	40	960.00	UT	9.00	9.00	100	2008	2008	3	100	8,640	
5	0296	SHED METAL	0	100	10	12	120.00	UT	12.00	12.00	100	2008	2008	3	100	1,440	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 18,980

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		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 06/24/2015 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS