

LOTS 7 & 9 PARKER WOODS S/D.
766-1592, WD 1080-1076, 773-2123

DEVINE CATHERINE C LIVING TRUST
245 SW HAWTHORNE TER
FORT WHITE, FL 32038

2026

35-6S-16-04074-109



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,344	100
FOP	336	30
UEP	36	60
UEP	108	60
TOTALS	1,824	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,532	119.7900	143.75	220,225	1999	1999	0	0	0 26.00	74.00
1 EXCEPT SFR 100% - 2000 Heated Area: 1344 HX Base Yr 2000											
TOTALS	1,824		1,532	162,966							

245 SW HAWTHORNE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES														
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
1	0040	BARN, POLE	0 100	20	32	1.00	UT	0.00	0.00	100	1998	1998	3	100
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100
3	0252	LEAN-TO W/	0 100	10	12	120.00	UT	2.00	2.00	100	1999	1999	3	100
4	0294	SHED WOOD/	0 100	10	12	120.00	UT	7.50	7.50	100	1999	1999	3	100
5	0295	SPKLR SYS	0 0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF/MH	0.00	0.00	9.88	AC		1.00	1.00	0.90
2	0000	C	VAC RES	0		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	0.90
TOTAL OB/XF 4,040														
LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF/MH	0.00	0.00	9.88	AC		1.00	1.00	0.90
2	0000	C	VAC RES	0		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	0.90

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		162,966	
TOTAL MARKET OB/XF VALUE		4,040	
TOTAL LAND VALUE - MARKET		120,528	
TOTAL MARKET VALUE		287,534	
SOH/AGL Deduction		81,653	
ASSESSED VALUE		205,881	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		155,159	
TOTAL JUST VALUE		287,534	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,737	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14986	SFR	210	01/26/1999
13871	PUMP/UTPOL	30	04/09/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1413/2478	6/19/2020	WD U	V	I	37
GRANTOR: LARRY R & SUSAN E MOO					
GRANTEE: CATHERINE DEVINE TR					
1373/0719	11/20/2018	WD U	I	I	11
GRANTOR: CATHERINE C DEVINE					
GRANTEE: CATHERINE C DEVINE					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS= W18 S32 FOP= S8 E42 N8 W42\$ E42 N32 UEP= N6 W18 S6 E18\$ W18 UEP= N6 W6 S6 E6\$ W6\$.					