LOT 9 HAWKS RIDGE ACRES S/D.
ORB 410-228, 727-168, 870-1727,

HAFIZ JAMAL A
8518 CANTON DR
JACKSONVILLE, FL 32221

2026

35-6S-17-09860-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

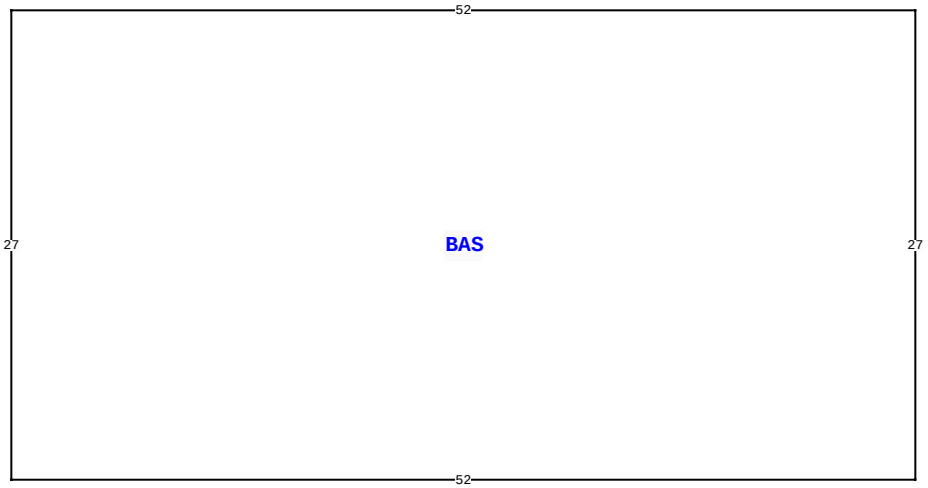
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	82,679
TOTALS	1,404			1,404	82,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	107.07	150,326	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1404 HX Base Yr



2023 SE BIBLE CAMP ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,679
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	130,579
SOH/AGL Deduction	40,381
ASSESSED VALUE	90,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,198
TOTAL JUST VALUE	130,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,579

SALE:1:1: L0T 9 HAWKS RIDGE ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16063	M H	125	09/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1299/0448	7/29/2015	WD	Q	I	01	82,500
GRANTOR: ANDREW ALLEN PEARCE						
GRANTEE: JAMAL A HAFIZ						
1086/2115	6/12/2006	WD	Q	I		95,000
GRANTOR: JONATHAN E MASON & CA						
GRANTEE: ANDREW ALLEN PEARCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 10/26/2017 BY DF Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS