COMM SW COR OF W1/2, N TO NW COR
ICHETUCKNEE FOREST TRACT B PHASE
N 859.50 FT, E 2568.52 FT, N 419

HAWKINS MALCOLM
P O BOX 547
BYRON, GA 31008

2026

01-6S-15-00497-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1615.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	297,770
TOTAL MARKET VALUE	15,213
SOH/AGL Deduction	0
ASSESSED VALUE	15,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,213
TOTAL JUST VALUE	297,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,630

SALE:1:1: 52.64 AC HEIR PROPERTY (WILL)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/1272	11/05/2018	QC	U	V	11	100
GRANTOR: SOUTH FLORIDA OUTFITT						
GRANTEE: MALCOLM HAWKINS						
0756/2102	1/25/1992	PR	U	V	11	0
GRANTOR: LILLIAN HAWKINS						
GRANTEE: MALCOLM HAWKINS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		00	0.00	0.00	54.14	AC		1.00	1.00	1.00	281.00	281.00	15,213							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	54.14	AC		1.00	1.00	1.00	5,500.00	5,500.00	297,770							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 54.14 Total Land Value: 15,213 Market: 297,770 Agricultural: 15,213 Common: 0 PRINTED 06/23/2026 BY SYS