LOT 12 BELLAMY ESTATES.

711-184, LE 1293-421, DC 1457-85

SANTOS SHARON/WARD RONALD B
259 SW HAWKINS CT
FORT WHITE, FL 32038

2027

01-6S-15-00500-015

BUILDING CHARACTERISTICS

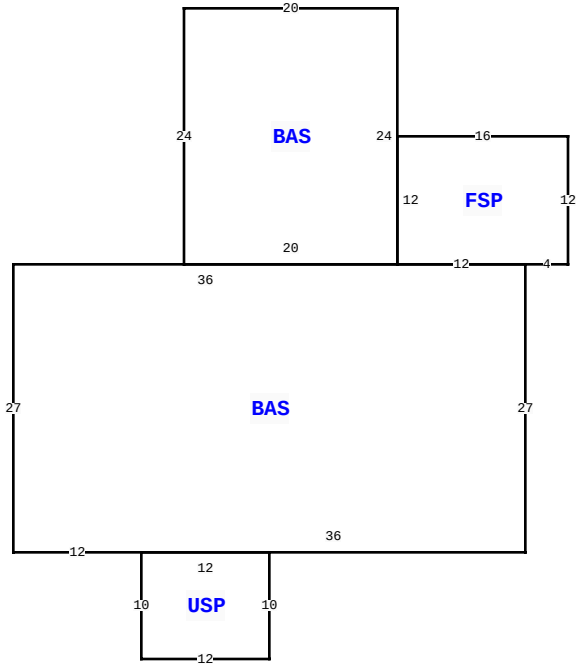
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1615.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	28,702
BAS	1,296	100		1,296	77,496
FSP	192	40		77	4,604
USP	120	35		42	2,511
TOTALS	2,088			1,895	113,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,895	116.9000	108.72	206,024	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1776 HX Base Yr 2026



259 SW HAWKINS CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0040	BARN,POLE	0	100	24	36	1.00	UT	0.00	0.00	100	1997	1997	3	100	8,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
8	0081	DECKING WI	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		113,313
TOTAL MARKET OB/XF VALUE		24,900
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		160,213
SOH/AGL Deduction		0
ASSESSED VALUE		160,213
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,802
TOTAL JUST VALUE		160,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12543	M H	125	05/21/1997
9124	M H	75	12/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2587	5/12/2025	QC	U	I	11	100
GRANTOR: WARD RONALD B WARD PR						
GRANTEE: WARD RONALD B						
1293/0421	4/20/2015	LE	U	I	14	100
GRANTOR: RONALD E & SUE WARD (						
GRANTEE: RONALD B WARD (REMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N24 W20 S24 E20$ W36 S27 E12 USP= S10 E12 N10 W12$ E36 N27$ FSP= E4 N12 W16 S12 E12$.

LAND DESCRIPTION

TOTAL OB/XF 24,900

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	100		A-1	144.00	303.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 08/11/2016 BY DF Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS