LOT 17 BELLAMY ESTATES.

642-155, 646-517, 682-520, 792-1

149 SW HAWKINS COURT TRUST DATED AUGUST 8, 2025
386 NE 880TH ST
OLD TOWN, FL 32680

2027

01-6S-15-00500-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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

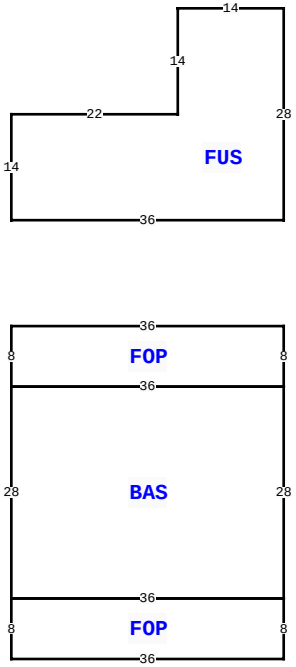
NEIGHBORHOOD/LOC 1615.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	116,699
FOP	288	30		86	9,957
FOP	288	30		86	9,957
FUS	700	100		700	81,041
TOTALS	2,284			1,880	217,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	129.9375	142.93	268,708	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2026 Heated Area: 1708 HX Base Yr



149 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	217,653
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	242,853
SOH/AGL Deduction	0
ASSESSED VALUE	242,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,853
TOTAL JUST VALUE	242,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,813

LAND:1:1: 1.0 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21528	SFR	523	02/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1830	8/08/2025	WD	U	I	11	100
GRANTOR: ECKENBERG GEOFFREY						
GRANTEE: 149 SW HAWKINS COUR						
1508/1242	2/20/2024	WD	U	I	11	100
GRANTOR: ECKENBERG CYNTHIA						
GRANTEE: ECKENBERG GEOFFREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N28 W36 S28 E36 $
FUS=[ORIG=0,-50] N28 W14 S14 W22 S14 E36 $
FOP=[ORIG=0,-28] N8 W36 S8 E36 $
FOP=[ORIG=-36,0] S8 E36 N8 W36 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	0100	C	SFR	0		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 04/24/2026 BY JB Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS