LOT 5 BLOCK C TIMUQUA S/D

633-717, 892-073, WD 1049-992, W

ABBOTT LUKAS J/ABBOTT CHRISTINA
372 SW HAWK LN
FORT WHITE, FL 32038

2027

01-7S-16-04104-125

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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

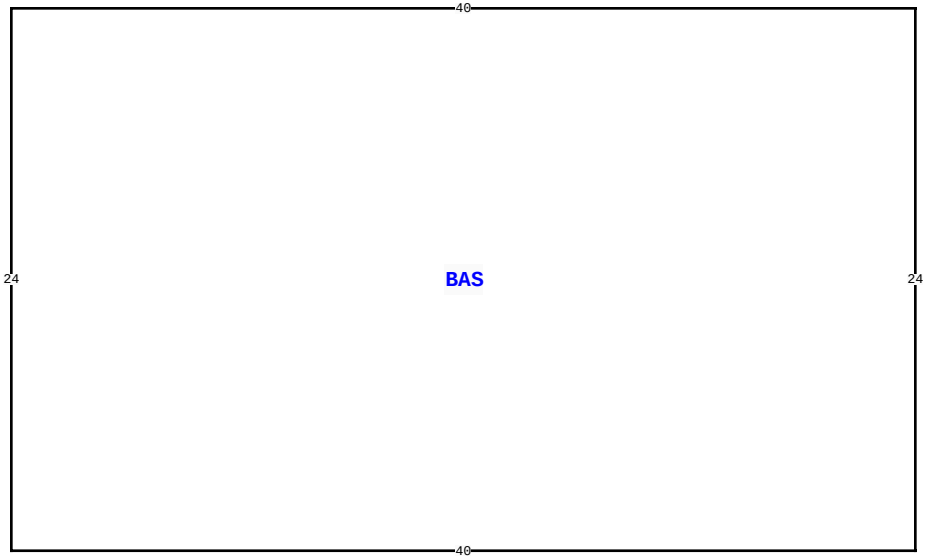
NEIGHBORHOOD/LOC 1716.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	56,913
TOTALS	960			960	56,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	115.9000	107.79	103,478	1990	1990	0	0	0	45.00	55.00

4 MANUF 1 100% - 2026 Heated Area: 960 HX Base Yr 2026



372 SW HAWK LN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0040	BARN,POLE	0	100	28	48	1,344.00	UT	5.00	5.00	100	2007	2007	3	100	6,720	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,913
TOTAL MARKET OB/XF VALUE		14,520
TOTAL LAND VALUE - MARKET		65,390
TOTAL MARKET VALUE		136,823
SOH/AGL Deduction		0
ASSESSED VALUE		136,823
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,412
TOTAL JUST VALUE		136,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,436

BLDG:3:1: SPRINGDALE

XFOB:2:1: SPRINGALE M H

BLDG:2:1: BROADMORE

SALE:1:1: 3 LOTS ON 1 DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24508	M H	275	05/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/592	12/11/2025	WD	Q	I	01	160,000
GRANTOR: NOAH CARL						
GRANTEE: ABBOTT LUKAS J						
1209/1406	2/17/2011	WD	U	I	37	82,000
GRANTOR: JANET ERICKSON-CALDWE						
GRANTEE: CARL & SAMANTHA NOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 14,520

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		00	0.00	0.00	5.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,390							

REVIEW DATE 06/02/2026 BY NH Total Acres: 5.03 Total Land Value: 65,390 Market: 0 Agricultural: 0 Common: 65,390 PRINTED 11/17/2026 BY SYS