LOT 9 BLOCK D TIMUQUA S/D.

ORB 649-75, 672-426, WD 816-1122

SANSABRINO JOHN H JR/SANSABRINO SUSAN L
657 SW HAWK LN
FORT WHITE, FL 32038

2027

01-7S-16-04104-139

BUILDING CHARACTERISTICS

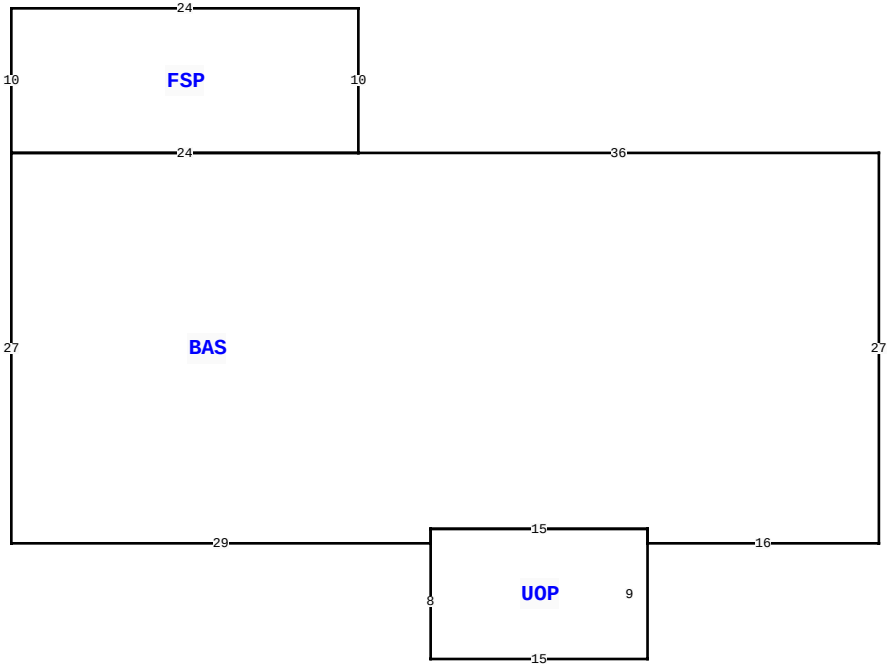
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,605	100		1,605	103,668
FSP	240	40		96	6,201
UOP	135	25		34	2,196
TOTALS	1,980			1,735	112,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,735	136.2750	81.76	141,854	1997	2015	0	0	0	21.00	79.00

1 MOBILE HME 100% - 2021 Heated Area: 1605 HX Base Yr 2021



657 SW HAWK LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	1	12	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,065
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		185,925
SOH/AGL Deduction		127,323
ASSESSED VALUE		58,602
TOTAL EXEMPTION VALUE	HX HB	33,602
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		185,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11401	M H	125	07/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/2269	4/28/2020	WD	Q	I	01	132,000
GRANTOR: ROBERT LEONDIS DAVIS						
GRANTEE: JOHN H JR & SUSAN L						
1361/2424	5/24/2018	WD	Q	I	01	120,000
GRANTOR: RICHARD A FRANK JR						
GRANTEE: ROBERT LEONDIS DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FSP= N10 W24 S10 E24$ W24 S27 E29 UOP= S8 E15 N9 W15 S1$ N1 E15 S1 E16 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 06/02/2026 BY NH Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS