LOT 10 BLOCK D TIMUQUA S/D.

649-712, 765-105, 858-924, 863-1

PRINCE DOUGLAS
673 SW HAEK LN
FORT WHITE, FL 32038-3272

2026

01-7S-16-04104-140

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

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

673 SW HAWK LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	57,100
SOH/AGL Deduction	3,454
ASSESSED VALUE	53,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,646
TOTAL JUST VALUE	57,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,100

SALE:2:1: LOT 10, BLK D, TIMUQUA

SALE:1:1: 1985 MH INCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38063	PUMP/UTPOL	50	05/02/2019
11400	M H	125	07/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/2551	6/15/2018	WD	Q	V	01	42,500
GRANTOR: JAMES W MCCANN & KATH						
GRANTEE: DOUGLAS PRINCE						
1293/0201	4/20/2015	QC	U	I	11	100
GRANTOR: JAMES W MCCANN						
GRANTEE: JAMES W MCCANN & KA						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 12/22/2016 BY JS Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 03/26/2026 BY SYS