

LOT 1 LITTLE PINE FARMS S/D.
713-565, 950-2256, WD 1284-365,

DEMKO GEORGE J III
641 SW HAWTHORNE TER
FORT WHITE, FL 32038

2026

02-7S-16-04111-101
COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2716.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MODULAR	1	100%	- 2021	Heated Area: 2280		HX Base Yr 2021						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>													
TOTALS				2,280		2,280	227,647						

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,647
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		47,800
TOTAL MARKET VALUE		285,247
SOH/AGL Deduction		93,157
ASSESSED VALUE		192,090
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,679
TOTAL JUST VALUE		285,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40239	M H	0	07/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/1679	3/05/2020	WD	U	V	34	0
GRANTOR: JEAN WOODLANDS LLC						
GRANTEE: GEORGE J DEMKO III						
1395/1438	2/02/2015	AG	U	V	21	35,000
GRANTOR: JEAN WOODLANDS LLC						
GRANTEE: GEORGE J DEMKO III						

BLD DATE		LGL DATE	
		05/06/2026	MLU

BUILDING NOTES	
641 SW HAWTHORNE TER, FORT WHITE	

BUILDING DIMENSIONS	
BAS= W76 S30 E76 N30\$.	

L N	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	0294	SHED WOOD/	0	100	0	0			0.00	100	2020	2020	3	100	2,800	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
TOTAL OB/XF 9,800																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	4.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	47,800							