LOT 3 LITTLE PINE FARMS S/D.
WD 1039-891, WD 1070-2662, WD 14

HAMDORF DAWN
947 SW HILLIARD LN
FT WHITE, FL 32038

2026

02-7S-16-04111-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2716.0100 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

947 SW HILLIARD ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	39,400
TOTAL LAND VALUE - MARKET	68,900
TOTAL MARKET VALUE	108,300
SOH/AGL Deduction	5,603
ASSESSED VALUE	102,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,697
TOTAL JUST VALUE	108,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049159	Electrical Servic	0	02/05/2024
000047288	Storage Building	36,000	05/22/2023
000046208	Electrical Servic	0	01/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/73	10/19/2022	WD	Q	V	01	85,000
GRANTOR: JEAN GROUP LLC						
GRANTEE: HAMDORF DAWN						
1434/956	3/30/2021	WD	Q	V	01	25,000
GRANTOR: LUMAS LLC						
GRANTEE: JEAN GROUP LLC						

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	0030	BARN,MT	0	0	30	60	1,800.00	UT	18.00	18.00	100	2024	2023		100	32,400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 39,400

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	9901	C	AC/XFOB	0			0.00	0.00	6.89	AC		1.00	1.00	1.00	10,000.00	10,000.00	68,900							

REVIEW DATE 02/14/2024 BY TW Total Acres: 6.89 Total Land Value: 68,900 Market: 0 Agricultural: 0 Common: 68,900 PRINTED 05/08/2026 BY SYS