COMM SW COR OF SEC, E 1257.24 FT
17.07 FT, N 671.46 FT FOR POB, C
N 671.46 FT, W 650.03 FT, S 671.

HATCHITT LINDA L
235 SW NUTHATCH CT
FT WHITE, FL 32038

2026

07-6S-17-09621-415

COLUMBIA COUNTY PROPERTY

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

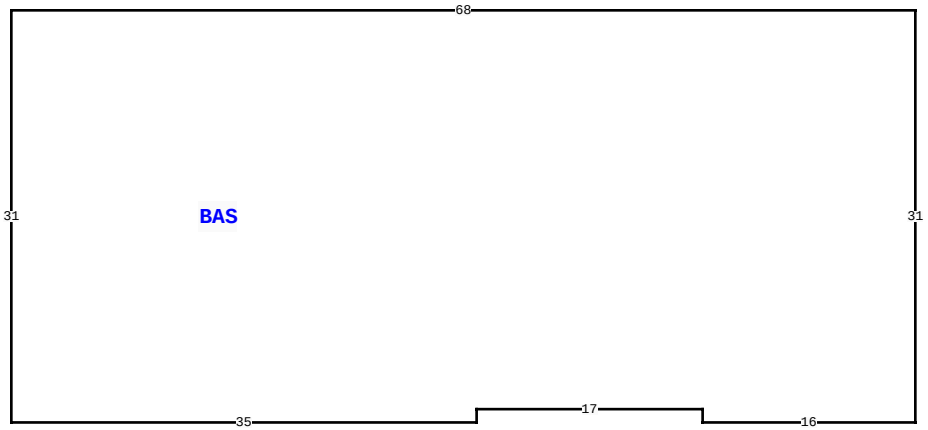
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7617.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100		2,091	127,955
TOTALS	2,091			2,091	127,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,091	115.9000	111.26	232,645	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 2091 HX Base Yr 2005



235 SW NUTHATCH CT, 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		127,955
TOTAL MARKET OB/XF VALUE		12,570
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		250,745
SOH/AGL Deduction		158,603
ASSESSED VALUE		92,142
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,731
TOTAL JUST VALUE		250,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053319	Roof Replacement	14,900	06/05/2025
22086	M H	304	07/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/198	5/17/2024	LE	U	I	14	287,000
GRANTOR: HATCHITT LINDA L (LIF						
GRANTEE: CASE JERRY SCOTT (R						
1014/2237	4/24/2004	QC	Q	V	06	100
GRANTOR: LARRY & LINDA HATCHIT						
GRANTEE: LARRY L & LINDA HAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E35 N1 E17 S1 E16 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	0040	BARN,POLE	0	100	30	34	1,020.00	UT	3.50	3.50	100	2013	2013	3	100	3,570	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 12,570

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,220							

REVIEW DATE 06/23/2025 BY chuck Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 05/08/2026 BY SYS