

THAT PART OF SE1/4 OF NE1/4 AS L
 JUNCTION RD, EX ADDN'L R/W TAKEN
 OF PRCL #12. (NO DEED REC).

HAWKINS GWENDOLYN P
 6855 SW ELIM CHURCH RD
 FORT WHITE, FL 32038

2026

18-6S-16-03860-002


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|--|------------------|--------------------|----------------------|--------------|----------------------|----------|-------|----------------|-------------|--------------------|-------------|-----------|-------------|-----------------|----------------|----------------|------------|-----------------------------|------|--------------------------|--------|--|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 20,265 TOTAL MARKET VALUE 1,621 SOH/AGL Deduction 0 ASSESSED VALUE 1,621 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,621 TOTAL JUST VALUE 20,265 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 20,265 LAND:1:1: JOINS 03854-000 LAND:2:1: JOINS A TRACT OF 41.87 AC IN SEC 17-6S-1 SALE:1:1: 3.70 AC SALE INCLUDED 41.87 AC 03854-000 | | | | | | | | | |
| DOR CODE | | 6200 PASTURE CLS33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM | | | | | | | | | | 02 | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | 18616.00 1.00/ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | BLD DATE | | LGL DATE | | 03/09/2022 MLU | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | XF DATE | | LAND DATE | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | INC DATE | | AG DATE | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | |
| 1 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 5.79 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,621 | | | | | | | | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 5.79 | AC | | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 20,265 | | | | | | | | | | | | | | |
| REVIEW DATE 03/09/2022 BY MLU Total Acres: 5.79 Total Land Value: 1,621 Market: 20,265 Agricultural: 1,621 Common: 0 PRINTED 03/30/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |