S1/2 OF SE1/4 OF NW1/4 OF SE1/4.
837-1277, 916-813, WD 1144-2040,

ELLIOT GORDON
296 SW HAWTHORNE TER
FORT WHITE, FL 32038

2027

35-6S-16-04070-008

BUILDING CHARACTERISTICS

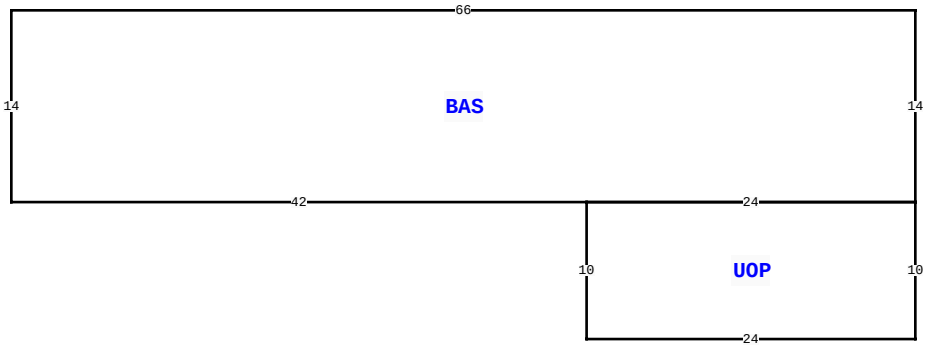
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	53,452
UOP	240	25		60	3,471
TOTALS	1,164			984	56,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	984	113.1000	105.18	103,497	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 100% - 2021 Heated Area: 924 HX Base Yr 2021



296 SW HAWTHORNE TER, FORT WHITE

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

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0020	BARN,FR	0	100	0	0	1.00	UT	800.00	800.00	50	1997	1997	3	50	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,923
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	65,780
TOTAL MARKET VALUE	130,303
SOH/AGL Deduction	55,394
ASSESSED VALUE	74,909
TOTAL EXEMPTION VALUE	HX HB SX 74,909
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	130,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25841	M H	387	05/23/2007
11817	RECONNECT	50	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1747	12/07/2020	WD	Q	I	01	90,000
GRANTOR: CARRINGTON JOYCE						
GRANTEE: ELLIOT GORDON						
1425/1745	12/07/2020	WD	U	I	34	100
GRANTOR: DEPENDABLE PROPERTIES						
GRANTEE: CARRINGTON JOYCE MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E42 UOP= S10E24 N10 W24$ E24 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	5.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,780							

REVIEW DATE 05/29/2026 BY NH Total Acres: 5.06 Total Land Value: 65,780 Market: 0 Agricultural: 0 Common: 65,780 PRINTED 11/17/2026 BY SYS