N1/2 OF SE1/4 OF SW1/4 OF SE1/4.
ORB 413-388, 804-1776, 899-1046,

FERGUS SHAUN B
516 SW HAWTHORNE TERR
FORT WHITE, FL 32038

2027

35-6S-16-04070-012

BUILDING CHARACTERISTICS

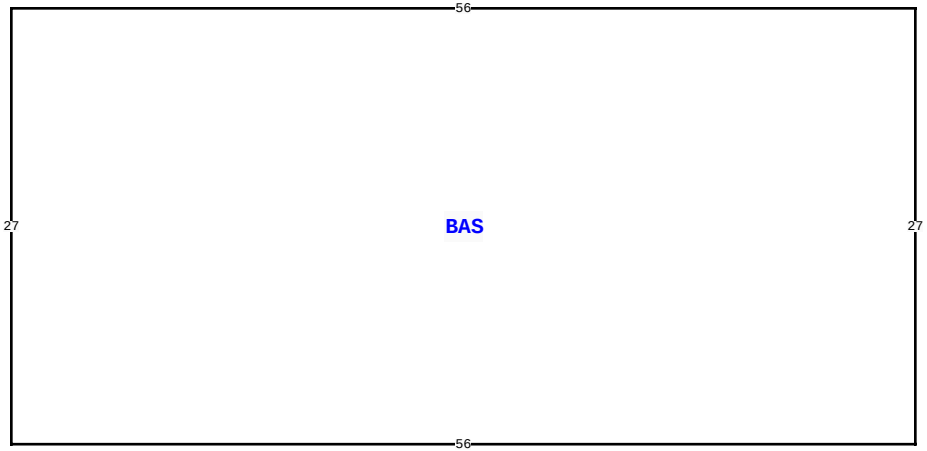
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,638
TOTALS	1,512			1,512	89,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	115.9000	107.79	162,978	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1512 HX Base Yr 2007



516 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	0081	DECKING WI	0	100	11	16	176.00	UT	6.00	6.00	100	2000	2000	3	100	1,056	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	2000	2000	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,638
TOTAL MARKET OB/XF VALUE		8,656
TOTAL LAND VALUE - MARKET		66,560
TOTAL MARKET VALUE		164,854
SOH/AGL Deduction		93,116
ASSESSED VALUE		71,738
TOTAL EXEMPTION VALUE	HX HB	46,738
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		164,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,819

SALE:1:1: 5.12 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042566	Roof Replacement	6,400	08/17/2021
30442	MAINT/ALTR	30	09/06/2012
16723	M H	125	03/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/1938	10/14/2019	LE	U	I	14	100
GRANTOR: SHAUN B FERGUS (ENH L						
GRANTEE: JOHN H FERGUS JR &						
1050/0506	6/24/2005	WD	Q	I		105,000
GRANTOR: SARA TOWNSEND						
GRANTEE: SHAUN B FERGUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,656

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	5.12	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,560							

REVIEW DATE 05/29/2026 BY NH Total Acres: 5.12 Total Land Value: 66,560 Market: 0 Agricultural: 0 Common: 66,560 PRINTED 11/17/2026 BY SYS