S1/2 OF NE1/4 OF SW1/4 OF SE1/4 & S1/2 OF NW1/4 OF SE1/4 OF SE1/4 AS LIES W OF COUNTY

COHEE JAMES E
,

2027

35-6S-16-04070-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	07	07

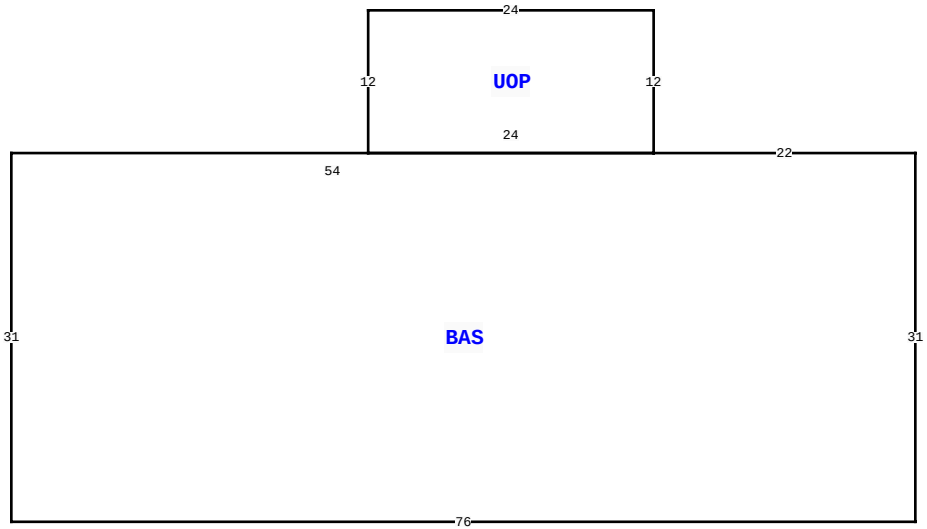
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	164,852
UOP	288	25		72	5,038
TOTALS	2,644			2,428	169,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,428	136.8000	127.22	308,890	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 2356 HX Base Yr



494 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	169,890
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	66,560
TOTAL MARKET VALUE	245,050
SOH/AGL Deduction	40,471
ASSESSED VALUE	204,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,579
TOTAL JUST VALUE	245,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/1076	9/27/2012	WD	U	I	12	59,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JAMES E COHEE						
1224/2500	11/15/2011	CT	U	I	12	100
GRANTOR: CLERK OF COURT (SHAWN						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N12 W24 S12 E24$ W54 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0			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