COMM AT SW COR OF SE1/4 OF SW 1/
E 664.74 FT, TO W R/W OF CO RD,
POB, CONT N 137.18 FT, NW 167.97

BEATON KIMBERLY T
P O BOX 16324
FERNANDINA BEACH, FL 32034

2027

35-6S-16-04070-019

BUILDING CHARACTERISTICS

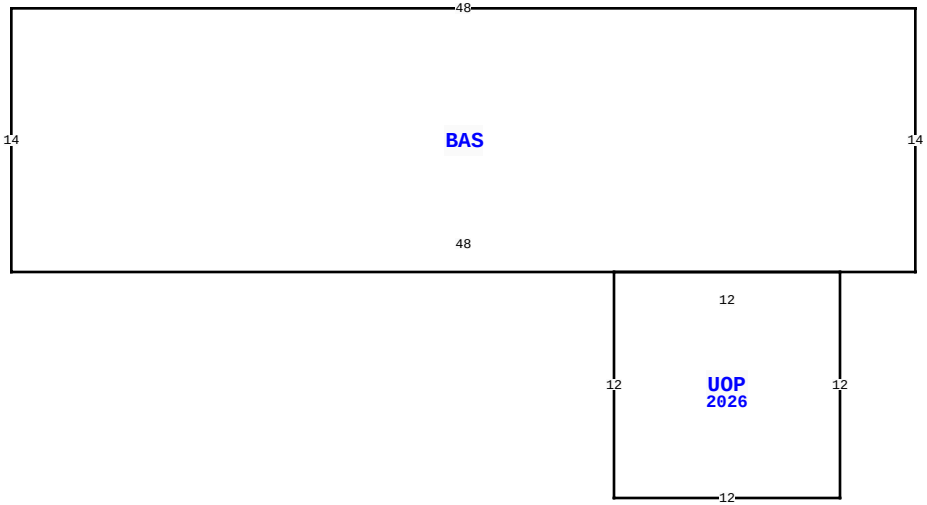
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
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	672	100		672	11,018
UOP	144	25	2026	36	590
TOTALS	816			708	11,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	708	68.3100	40.99	29,021	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr



604 SW HAWTHORNE TER, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	11,608
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	13,678
TOTAL MARKET VALUE	33,186
SOH/AGL Deduction	0
ASSESSED VALUE	33,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,186
TOTAL JUST VALUE	33,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2737	8/29/2020	QC	U	I	11	100
GRANTOR: EGGLETON SHANNON R						
GRANTEE: BEATON KIMBERLY T						
1029/1214	8/30/2004	WD	Q	V	03	100
GRANTOR: EAGGLETON						
GRANTEE: EAGGLETON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S14 E48 N14 $
UOP=[YR=2026;ORIG=-16,14] E12 S12 W12 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	0.51	AC		1.00	1.00	1.49	18,000.00	26,820.00	13,678							

REVIEW DATE 05/29/2026 BY NH Total Acres: 0.51 Total Land Value: 13,678 Market: 0 Agricultural: 0 Common: 13,678 PRINTED 11/17/2026 BY SYS