LOT 1 PARKER WOODS S/D.
ORB 770-1655, WD 915-2435,

TIPTON CARL L JR/TIPTON PATRICIA J
P O BOX 579
FT WHITE, FL 32038-0579

2027

35-6S-16-04074-101

BUILDING CHARACTERISTICS

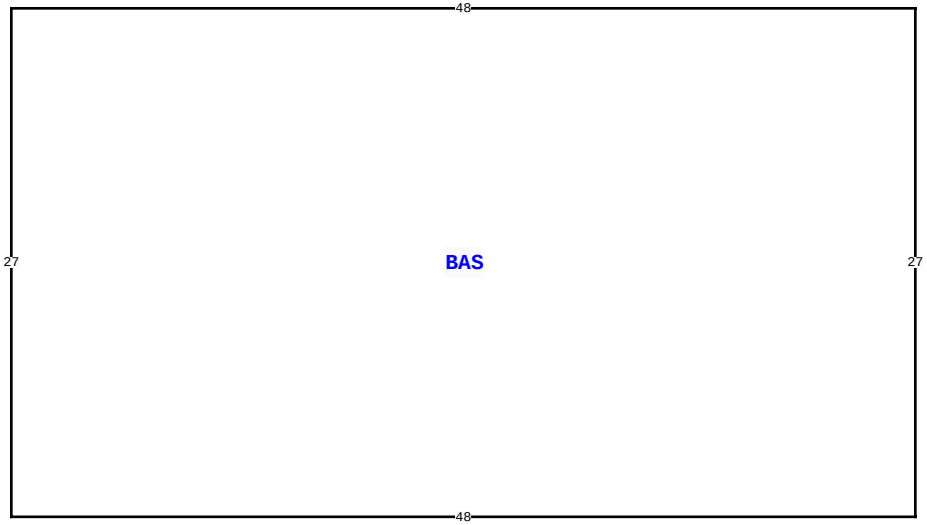
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	34,059
TOTALS	1,296			1,296	34,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	109.5000	65.70	85,147	1995	1994	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1995 Heated Area: 1296 HX Base Yr 1995



603 SW HAWTHORNE TER, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0297	SHED CONCR	0	100	20	21	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
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	2015	2015	3	100	200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,059
TOTAL MARKET OB/XF VALUE	12,200
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	111,259
SOH/AGL Deduction	52,325
ASSESSED VALUE	58,934
TOTAL EXEMPTION VALUE	HX HB SX 57,164
BASE TAXABLE VALUE	1,770
TOTAL JUST VALUE	111,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,259

LAND:4:1: MULTI-USE THIS PC NON-HX

BLDG:1:1: REDM MH (MOTHER LIVES HERE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0915/2435	12/05/2000	WD	Q	I	03	28,800
GRANTOR: PARKER LAND CO (WD R						
GRANTEE: CARL L JR & PATRICI						
0770/1655	1/21/1993	AG	U	V	13	13,995
GRANTOR: PARKER LAND CO						
GRANTEE: CARL L TIPTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,200

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		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 05/29/2026 BY NH Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS