LOT 4 PARKER WOODS S/D.

784-40,868-1406, WD 874-532, WD

ROMANO JOLENE
479 HAWTHORNE TERR
FORT WHITE, FL 32038

2027

35-6S-16-04074-104

BUILDING CHARACTERISTICS

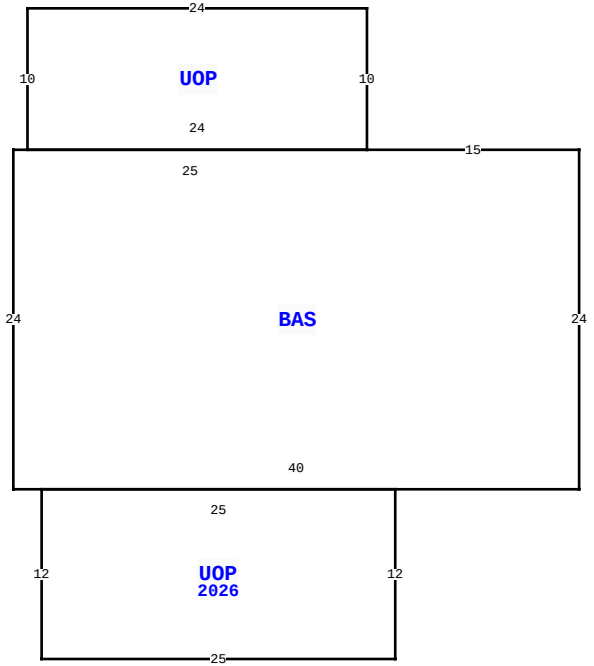
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	960	100		960	25,321
UOP	240	25		60	1,582
UOP	300	25	2026	75	1,978
TOTALS	1,500			1,095	28,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,095	109.9000	65.94	72,204	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 960 HX Base Yr 2013



479 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	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	0020	BARN,FR	0	100	22	25	1.00	UT	7,500.00	7,500.00	100	2026	2025		100	7,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,882
TOTAL MARKET OB/XF VALUE	16,300
TOTAL LAND VALUE - MARKET	92,880
TOTAL MARKET VALUE	138,062
SOH/AGL Deduction	73,129
ASSESSED VALUE	64,933
TOTAL EXEMPTION VALUE	HX HB 39,933
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	138,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9246	M H	125	01/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0837	9/19/2019	QC	U	I	11	100
GRANTOR: CHRISTOPHER ROMANO						
GRANTEE: JOLENE ROMANO						
1244/2588	10/31/2012	WD	U	I	39	0
GRANTOR: PHILLIP A LAMB						
GRANTEE: CHRISTOPHER ROMANO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W25 S24 E40 N24 $
UOP=[ORIG=-15,0] N10 W24 S10 E24 $
UOP=[YR=2026;ORIG=-38,24] E25 S12 W25 N12 $
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LAND DESCRIPTION

TOTAL OB/XF 16,300

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	8.60	AC		1.00	1.00	0.90	12,000.00	10,800.00	92,880							

REVIEW DATE 06/01/2026 BY NH Total Acres: 8.60 Total Land Value: 92,880 Market: 0 Agricultural: 0 Common: 92,880 PRINTED 11/17/2026 BY SYS