LOT 8 PARKER WOODS S/D.
773-2123, 777-1263, 841-439, LE

MOORE LARRY R JR/SHAW CHRISTINE E
285 SW HAWTHORNE TER
FORT WHITE, FL 32038

2027

35-6S-16-04074-108

BUILDING CHARACTERISTICS

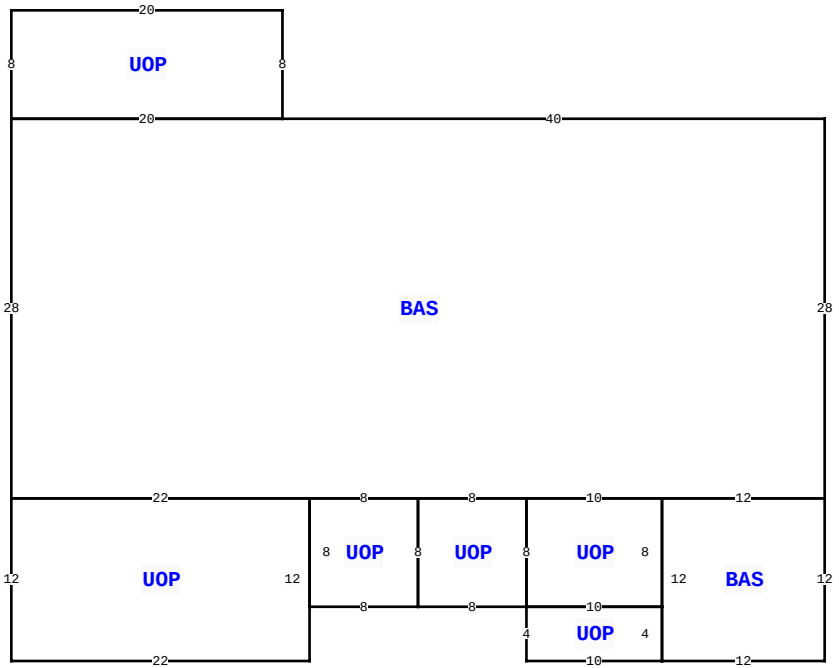
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	35616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	4,040
BAS	1,680	100		1,680	47,134
UOP	40	25		10	280
UOP	64	25		16	449
UOP	64	25		16	449
UOP	80	25		20	561
UOP	160	25		40	1,122
UOP	264	25		66	1,852
TOTALS	2,496			1,992	55,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,992	116.9000	70.14	139,719	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1824 HX Base Yr



285 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	0040	BARN,POLE	0	100	34	36	1,224.00	UT	3.00	3.00	100	2003	2003	3	100	3,672	
2	0166	CONC,PAVMT	0	100	26	32	832.00	UT	2.00	2.00	100	1993	1993	3	100	1,664	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,888
TOTAL MARKET OB/XF VALUE		13,736
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		123,624
SOH/AGL Deduction		61,340
ASSESSED VALUE		62,284
TOTAL EXEMPTION VALUE	HX HB SX WR	62,284
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		123,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,624

LAND:3:1: 5.0 AC. LOW AREA
XFOB:1:1: MERI MH
BLDG:1:1: MERI MH
PRMT:1:1: 28X60 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7246	M H	60	06/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1864	5/14/2026	WD	U	I	11	100
GRANTOR: SHAW CHRISTINE E						
GRANTEE: MOORE LARRY R JR						
1450/1289	10/14/2021	LE	U	I	14	100
GRANTOR: MOORE LARRY R						
GRANTEE: MOORE LARRY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N8 W20 S8 E20$ W20 S28 UOP= S12 E22 N12 W22$ E22 UOP= S8 E8 N8 W8$ E8 UOP= S8 E8 N8 W8$ E8 UOP= S8 UOP= S4 E10 N4 W10$ E10 N8 W10$ E10 BAS= S12 E12 N12 W12$ E12 N28$.

LAND DESCRIPTION

TOTAL OB/XF 13,736

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	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	0.90	12,000.00	10,800.00	54,000							

REVIEW DATE 06/02/2026 BY NH Total Acres: 5.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/17/2026 BY SYS