LOTS 7 & 9 PARKER WOODS S/D.
766-1592, WD 1080-1076, 773-2123

DEVINE CATHERINE C LIVING TRUST
245 SW HAWTHORNE TER
FORT WHITE, FL 32038

2026

35-6S-16-04074-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

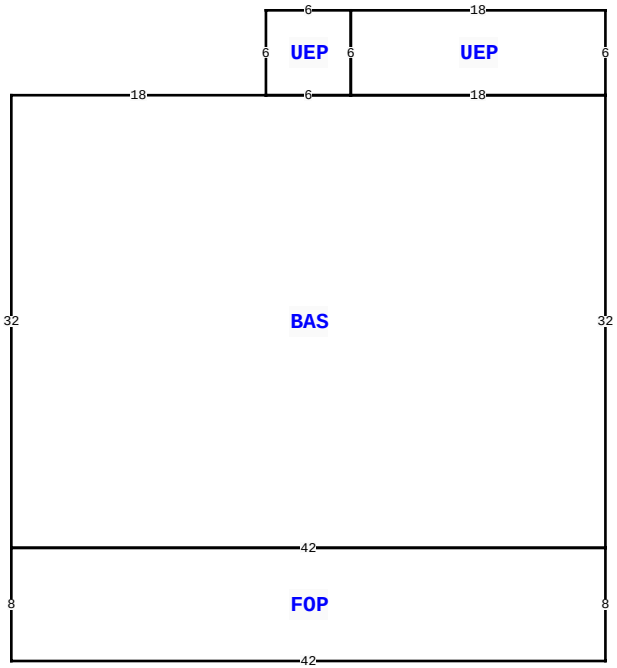
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,344	100		1,344	148,926
FOP	336	30		101	11,192
UEP	36	60		22	2,438
UEP	108	60		65	7,202
TOTALS	1,824			1,532	169,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,532	119.7900	149.74	229,402	1999	1999	0	0	0	26.00	74.00

1 EXCEPT SFR 100% - 2000 Heated Area: 1344 HX Base Yr 2000



245 SW HAWTHORNE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,757
TOTAL MARKET OB/XF VALUE		4,040
TOTAL LAND VALUE - MARKET		120,528
TOTAL MARKET VALUE		294,325
SOH/AGL Deduction		88,926
ASSESSED VALUE		205,399
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,988
TOTAL JUST VALUE		294,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14986	SFR	210	01/26/1999
13871	PUMP/UTPOL	30	04/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/2478	6/19/2020	WD	U	V	37	40,000
GRANTOR: LARRY R & SUSAN E MOO						
GRANTEE: CATHERINE DEVINE TR						
1373/0719	11/20/2018	WD	U	I	11	100
GRANTOR: CATHERINE C DEVINE						
GRANTEE: CATHERINE C DEVINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S32 FOP= S8 E42 N8 W42$ E42 N32 UEP= N6 W18 S6 E18$ W18 UEP= N6 W6 S6 E6$ W6$.

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	20	32	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0252	LEAN-TO W/	0	100	10	12	120.00	UT	2.00	2.00	100	1999	1999	3	100	240	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1999	1999	3	100	900	
5	0295	SPKLR SYS	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,040

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	0100	C	SFR	100		RSF/MH	0.00	0.00	9.88	AC		1.00	1.00	0.90	9,000.00	8,100.00	80,028							
2	0000	C	VAC RES	0		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	0.90	9,000.00	8,100.00	40,500							

REVIEW DATE 06/24/2015 BY DF Total Acres: 14.88 Total Land Value: 120,528 Market: 0 Agricultural: 0 Common: 120,528 PRINTED 05/08/2026 BY SYS