LOT 23 HAWKS RIDGE ACRES S/D.
410-228, 676-664, 1008-972, WD 1

WHITE DOUGLAS/WHITE DEBORAH
8497 N SPARTAN DR
CITRUS SPRINGS, FL 34433

2027

35-6S-17-09860-023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35617.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1797 SE BIBLE CAMP ST, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	40,380
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	90,380
SOH/AGL Deduction	0
ASSESSED VALUE	90,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,380
TOTAL JUST VALUE	90,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,380

XFOB:4:1: 24 X 55 STEEL BUILDING

XFOB:1:1: WING MH

SALE:1:1: 2 PARCELS - 1 DEED.

BLDG:1:1: WING MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1937	6/27/2023	WD	Q	I	01	104,000
GRANTOR: 650 PALM PLACE TRUST						
GRANTEE: WHITE DOUGLAS						
1353/2255	2/15/2018	WD	Q	I	01	40,000
GRANTOR: JOHN A & SHARON B COL						
GRANTEE: ALAN SOBCZAK AS TRU						

BUILDING NOTES

BUILDING DIMENSIONS

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	12	30	360.00	UT	12.00	12.00	100	2015	2015	3	100	4,320	
2	0030	BARN,MT	0	0	24	55	1,320.00	UT	15.00	15.00	100	2015	2015	3	100	19,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	12	35	420.00	UT	3.00	3.00	100	2015	2015	3	100	1,260	
5	9910	RV SITE/RE	0	0	0	0	4.00	UT	2,000.00	2,000.00	100	2015	2015	3	100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 40,380

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/04/2023 BY TP Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS