LOT 22 FERNWOOD ESTATES S/D.

642-16, 819-1974, PB 951-894, 96

HAGENKOTTER CARL HERMAN IV
589 SW CURTAIN LN
FORT WHITE, FL 32038

2027

36-5S-15-00485-082

BUILDING CHARACTERISTICS

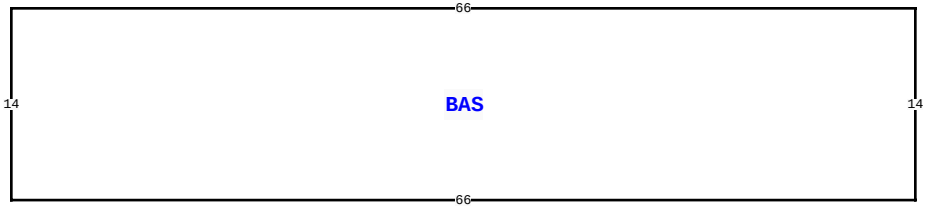
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,133
TOTALS	924			924	23,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	104.3100	62.59	57,833	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 924 HX Base Yr 2009



589 SW CURTAIN LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		23,133
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		95,833
SOH/AGL Deduction		45,395
ASSESSED VALUE		50,438
TOTAL EXEMPTION VALUE	HX HB	25,438
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		95,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11090	M H	125	04/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0819/1974	3/27/1996	WD	Q	V		15,000
GRANTOR: NORMA ANDREWS						
GRANTEE: CARL HAGENKOTTER II						
0642/0016	1/18/1988	WD	Q	V		11,200
GRANTOR: SACCOMANO EUGENE						
GRANTEE: ANDREWS RUSSELL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/24/2026 BY KS Total Acres: 5.48 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS