AKA LOT 23 BLUEBIRD LANDING UNRE
COR OF NW1/4, RUN E 50.03 FT, S
S 8 DEG E 640.24 FT, N 66 DEG W

HAWKINS MARY LOU
198 SW OAK GLN
FORT WHITE, FL 32038-2187

2023

31-7S-17-10070-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

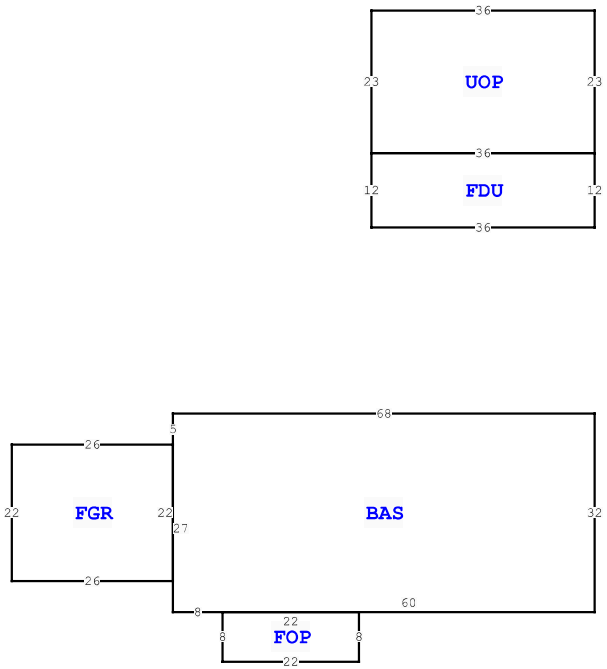
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100	2,176	205,742
FDU	432	60	259	24,489
FGR	572	55	315	29,783
FOP	176	30	53	5,011
UOP	828	20	166	15,695
TOTALS	4,184		2,969	280,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,969	117.2490	112.56	334,191	2006	2006	0	0	0	16.00	84.00

1 SINGLE FAM - 100% - 2007 Heated Area: 2176 HX Base Yr 2007



198 SW OAK GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		280,720
TOTAL MARKET OB/XF VALUE		875
TOTAL LAND VALUE - MARKET		85,935
TOTAL MARKET VALUE		367,530
SOH/AGL Deduction		94,592
ASSESSED VALUE		272,938
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,938
TOTAL JUST VALUE		367,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23507	SFR	624	08/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1353/0871	1/30/2018	LE	U	I	14	100
GRANTOR: MARY LOU HAWKINS (LE)						
GRANTEE: WILLIAM JAMES HAWKI						
0956/0372	6/19/2002	WD	Q	V		106,700
GRANTOR: H A BUIE SR						
GRANTEE: MARY LOU HAWKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S5 FGR= W26 S22 E26 N22$ S27 E8 FOP= S8 E22 N8 W22$ E60 N32$ PTR= N30 FDU= N12 UOP= N23 W36 S23 E36$ W36 S12 E36$ S30$.

EXTRA FEATURES

L N	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	0166	CONC,PAVMT	0	100	0	0	350.00	UT	2.50	2.50	100	2006	2006	3	100	875	

LAND DESCRIPTION

TOTAL OB/XF 875

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	10.11	AC		1.00	1.00	1.00	8,500.00	8,500.00	85,935							

REVIEW DATE 01/05/2018 BY DFRP Total Acres: 10.11 Total Land Value: 85,935 Market: 0 Agricultural: 0 Common: 85,935 PRINTED 09/06/2023 BY SYS