

LOT 8 APPALACHIE TRACE UNR: COMM
NE1/4, RUN N 1061.27 FT, S 80 DE
FT FOR POB, RUN N 769.89 FT TO S

HODGES DONALD
24521 NW 94TH AVE
ALACHUA, FL 32615

2026

03-6S-16-03766-108



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	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	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	3616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	34,115
TOTALS	1,248			1,248	34,115

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.22
2	0000	C	VAC RES	0		A-1	0.00	0.00	5.22

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,248	113.9000	68.34	85,288	1995	1995	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr													
24 52 24													
BAS													
52													

804 SW APPALACHEE TER, FORT WHITE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/07/2025 MLU									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		34,115	
TOTAL MARKET OB/XF VALUE		9,500	
TOTAL LAND VALUE - MARKET		99,180	
TOTAL MARKET VALUE		142,795	
SOH/AGL Deduction		31,430	
ASSESSED VALUE		111,365	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		111,365	
TOTAL JUST VALUE		142,795	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		142,795	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13892	M H	125	04/14/1998
13125	M H	125	10/02/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1216/0439	5/27/2011	CT U	I	11		25,000	
GRANTOR: CLERK OF COURT							
GRANTEE: DONALD HODGES							
1179/1322	9/12/2008	QC Q	I	01		100	
GRANTOR: RALPH AND LINDA JUNE A							
GRANTEE: LILIAN MEDINA & RAM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W52 S24 E52 N24\$.									