AKA LOTS 9 & 10 ICHETUCKNEE WILD
UNREC: W1/2 OF NE1/4 OF NW1/4 OF
& E1/2 OF NW1/4 OF NW1/4 OF SE1/

HODGES NANCY C
693 SW QUARTER LN
FORT WHITE, FL 32038

2026

06-6S-16-03784-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

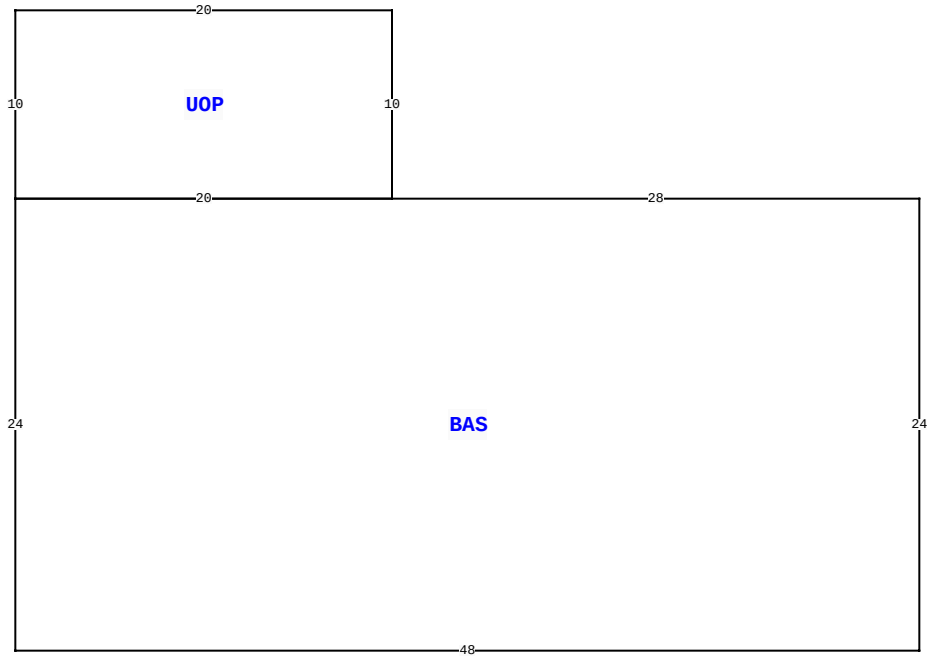
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	30,109
UOP	200	25		50	1,307
TOTALS	1,352			1,202	31,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,202	108.9000	65.34	78,539	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1152 HX Base Yr 2005



693 SW QUARTER LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,416
TOTAL MARKET OB/XF VALUE		11,360
TOTAL LAND VALUE - MARKET		96,140
TOTAL MARKET VALUE		138,916
SOH/AGL Deduction		49,679
ASSESSED VALUE		89,237
TOTAL EXEMPTION VALUE	HX HB SX WX	89,237
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		138,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,916

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048042	Electrical Servic	0	09/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1033/2609	12/17/2004	WD	Q	I	01	62,000
GRANTOR: FL CREDIT UNION						
GRANTEE: VERNUM LEE HODGES						
1008/1482	3/01/2004	QC	U	I		43,400
GRANTOR: BECKELHEIMER						
GRANTEE: FL CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N10 W20 S10 E20$ W20 S24 E48 N24$.

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	10	16	160.00	UT	7.50	7.50	50	1993	1993	3	50	600	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	20	240.00	UT	14.00	14.00	100	2008	2008	3	100	3,360	

LAND DESCRIPTION

TOTAL OB/XF 11,360

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	10.12	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,140							

REVIEW DATE 03/06/2025 BY TW Total Acres: 10.12 Total Land Value: 96,140 Market: 0 Agricultural: 0 Common: 96,140 PRINTED 10/01/2025 BY SYS