PART OF LOT 6 HOBBS HEIGHT S/D.
AT THE NW COR OF LOT 6 & RUN E 2
THENCE S 180.43 FT, THENCE W 243

HODGES PAULA/WILLIAMSON CHOICE
2253 SW BURLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02816-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

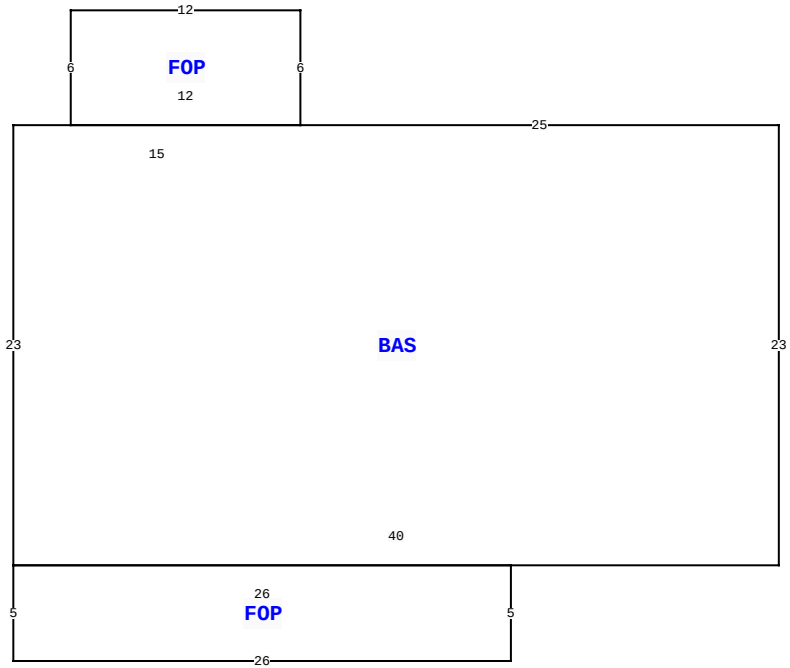
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	23,890
FOP	72	35		25	649
FOP	130	35		46	1,194
TOTALS	1,122			991	25,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	991	108.2050	64.92	64,336	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 920 HX Base Yr



300 SW LOUIS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,734
TOTAL MARKET OB/XF VALUE	7,838
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	55,572
SOH/AGL Deduction	7,433
ASSESSED VALUE	48,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,139
TOTAL JUST VALUE	55,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,572

LAND:1:1: 1.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/2050	2/18/2020	QC	U	I	11	55,000
GRANTOR: DELLA MARIE GAHLER (W						
GRANTEE: PAUL HODGES & CHOIC						
0978/0831	2/27/2003	WD	Q	V	03	100
GRANTOR: STEVEN L & CINDY A SM						
GRANTEE: CHARLES GALE & DELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N6 W12 S6 E12$ W15 S23 FOP= S5 E26 N5 W26$ E40N23$.

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	0	14	15	210.00	UT	7.50	7.50	50	2002	2002	3	50	788	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,838

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/04/2024 BY JB Total Acres: 1.01 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/18/2025 BY SYS