LOT 5 SANDY PINES S/D.
660-381, 773-1267, 773-1269, DC

HODSON SUSAN FAITH/JANECZEK ALLAN
81 SOUNDVIEW ROAD
RIDGEFIELD, CT 06877

2025

14-7S-16-04211-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14716.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

335 SW RANDOLPH CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,313
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	51,313
SOH/AGL Deduction	0
ASSESSED VALUE	51,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,313
TOTAL JUST VALUE	51,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,313

SALE:2:1: LOT 5 SANDY PINES
BLDG:1:1: SUNC MH
SALE:1:1: LOT 5 SANDY PINES S/D
XFOB:1:1: SUNC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053364	Mobile Home		06/12/2025
000053223	Right-of-Way Acce		05/22/2025
000048180	Electrical Servic	0	09/18/2023
16306	M H	125	11/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1514/2252	5/10/2024	WD	Q	I	01	73,000
GRANTOR: FISHER RICHARD						
GRANTEE: HODSON SUSAN FAITH						
1498/1024	7/30/2023	WD	Q	I	01	55,000
GRANTOR: CATHCART CLINTON						
GRANTEE: FISHER RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	12	60	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0040	BARN,POLE	0	0	16	16	250.00	UT	2.50	2.50	50	1999	1999	3	50	313	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	20	20	400.00	UT	7.50	7.50	50	1999	1999	3	50	1,500	

LAND DESCRIPTION

TOTAL OB/XF 11,313

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	0700	C	MISC RES	0		RSF/MH	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/18/2025 BY SYS