

LOT 59 SASSAFRAS ACRES S/D.  
DC 1141-1259

HODGES CHARLOTTE  
P O BOX 113  
HIGH SPRINGS, FL 32655-0113

2025

19-7S-17-10024-059



| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                             |              |                      |                         |                |                |             | MARKET ADJUSTMENTS |           |          |                                |         |               |                              |            |                             |      | COLUMBIA COUNTY PROPERTY |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-----------------------------|--------------|----------------------|-------------------------|----------------|----------------|-------------|--------------------|-----------|----------|--------------------------------|---------|---------------|------------------------------|------------|-----------------------------|------|--------------------------|------|-----|----|--------|--|-----------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION   | TYPE                        | MDL          | EFF. AREA            | TOT ADJ PTS             | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT     | NORM                           | % COND  | PAGE 1 of 1 3 |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | VINYL SID 100  | 0800                        | 02           | 1,673                | 117.9000                | 70.74          | 118,348        | 1982        | 1982               | 0         | 0        | 0                              | 60.00   | 40.00         | VALUATION SUMMARY            |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 1 MOBILE HME - 100% - 0     |              |                      |                         |                |                |             |                    |           |          |                                |         |               | Heated Area: 1478 HX Base Yr |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 14               | PREFIN MT 100  |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               | VALUATION BY                 |            |                             |      |                          |      |     |    |        |  | STANDARD        |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               | Tax Group: 3                 |            |                             |      |                          |      |     |    |        |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 90      |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               | BUILDING MARKET VALUE        |            |                             |      |                          |      |     |    |        |  | 47,339          |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 08               | SHT VINYL 10   |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               | TOTAL MARKET OB/XF VALUE     |            |                             |      |                          |      |     |    |        |  | 18,255          |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               | TOTAL LAND VALUE - MARKET    |            |                             |      |                          |      |     |    |        |  | 31,400          |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               | TOTAL MARKET VALUE           |            |                             |      |                          |      |     |    |        |  | 96,994          |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 3                | 100            |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               | SOH/AGL Deduction            |            |                             |      |                          |      |     |    |        |  | 43,067          |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 2                | 100            |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               | ASSESSED VALUE               |            |                             |      |                          |      |     |    |        |  | 53,927          |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               | TOTAL EXEMPTION VALUE        |            |                             |      |                          |      |     |    |        |  | HX HB WX 32,327 |  |  |  |  |  |  |  |  |  |
| Architectual                                                                                                                               | 01               | CONV 100       |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               | BASE TAXABLE VALUE           |            |                             |      |                          |      |     |    |        |  | 21,600          |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                      | 0                | 100            | TOTAL JUST VALUE            |              |                      |                         |                |                |             |                    |           |          | 96,994                         |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| Condition Adj                                                                                                                              | 03               | 03 100         | NCON VALUE                  |              |                      |                         |                |                |             |                    |           |          | 0                              |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| Kitchen Adjus                                                                                                                              | 01               | 01 100         | INCOME VALUE                |              |                      |                         |                |                |             |                    |           |          | PREVIOUS YEAR MKT VALUE 87,622 |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                    |                  |                | 05 05                       |              |                      | XFOB:1:1: TWIN MANOR MH |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                   |                  |                | 0200 MOBILE HOME            |              |                      | BLDG:1:1: TWIN MANOR    |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                    |                  |                |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  |                | 19717.010 1.00/             |              |                      |                         |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE    | YEAR                        | TOT ADJ AREA | SUBAREA MARKET VALUE |                         |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 230              | 100            |                             | 230          | 6,508                |                         |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 1,248            | 100            |                             | 1,248        | 35,314               |                         |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 180              | 35             |                             | 63           | 1,783                |                         |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                        | 260              | 40             |                             | 104          | 2,943                |                         |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                        | 110              | 25             |                             | 28           | 792                  |                         |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 2,028                       |              |                      | 1,673                   |                |                | 47,339      |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                | 164 SW OTTER LN, FORT WHITE |              |                      |                         |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 0296             | SHED METAL     | 0                           | 100          | 0                    | 0                       | 1.00           | UT             | 0.00        | 0.00               | 100       | 0        | 0                              | 3       | 100           | 200                          |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0030             | BARN,MT        | 0                           | 0            | 20                   | 31                      | 1.00           | UT             | 0.00        | 0.00               | 100       | 1993     | 1993                           | 3       | 100           | 800                          |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                          | 9945             | Well/Sept      | 0                           | 100          | 0                    | 0                       | 1.00           | UT             | 7,000.00    | 7,000.00           | 100       |          |                                | 3       | 100           | 7,000                        |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                          | 0030             | BARN,MT        | 0                           | 0            | 20                   | 31                      | 1.00           | UT             | 0.00        | 0.00               | 100       | 1993     | 1993                           | 3       | 100           | 800                          |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                          | 0258             | PATIO          | 0                           | 100          | 10                   | 20                      | 200.00         | UT             | 3.50        | 3.50               | 100       | 2007     | 2007                           | 3       | 100           | 700                          |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                          | 0294             | SHED WOOD/     | 0                           | 100          | 14                   | 21                      | 294.00         | UT             | 14.00       | 14.00              | 100       | 2007     | 2007                           | 3       | 100           | 4,116                        |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                          | 0251             | LEAN TO W/     | 0                           | 100          | 11                   | 18                      | 198.00         | UT             | 2.50        | 2.50               | 100       | 2007     | 2007                           | 3       | 100           | 495                          |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                          | 0040             | BARN,POLE      | 0                           | 100          | 27                   | 36                      | 972.00         | UT             | 2.00        | 2.00               | 100       | 2007     | 2007                           | 3       | 100           | 1,944                        |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                          | 0060             | CARPORT F      | 0                           | 100          | 20                   | 22                      | 440.00         | UT             | 5.00        | 5.00               | 100       | 2007     | 2007                           | 3       | 100           | 2,200                        |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF                                                                                                                                |                  |                |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               |                              |            | 18,255                      |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION        | CAP          | R D                  | LOC ZONE                | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T       | DPH FACT | % COND                         | TOT ADJ | UNIT PRICE    | ADJ UNIT PRICE               | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                  | DECL | FRZ | YR | CONSRV |  |                 |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                          | 0102             | C              | SFR/MH                      | 100          |                      | 00                      | 0.00           | 0.00           | 3.14        | AC                 |           | 1.00     | 1.00                           | 1.00    | 10,000.00     | 10,000.00                    | 31,400     |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 12/16/2017 BY BC Total Acres: 3.14 Total Land Value: 31,400 Market: 0 Agricultural: 0 Common: 31,400 PRINTED 08/05/2025 BY SYS |                  |                |                             |              |                      |                         |                |                |             |                    |           |          |                                |         |               |                              |            |                             |      |                          |      |     |    |        |  |                 |  |  |  |  |  |  |  |  |  |