S1/2 OF S1/2 OF BLOCKS 53 & 54
MASON CITY (AKA LOT #80).

KIRKLAND JURALD BODEY II/CARROLL FELICIA M
378 SW HODGES WAY
LAKE CITY, FL 32025

2026

22-5S-17-09340-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

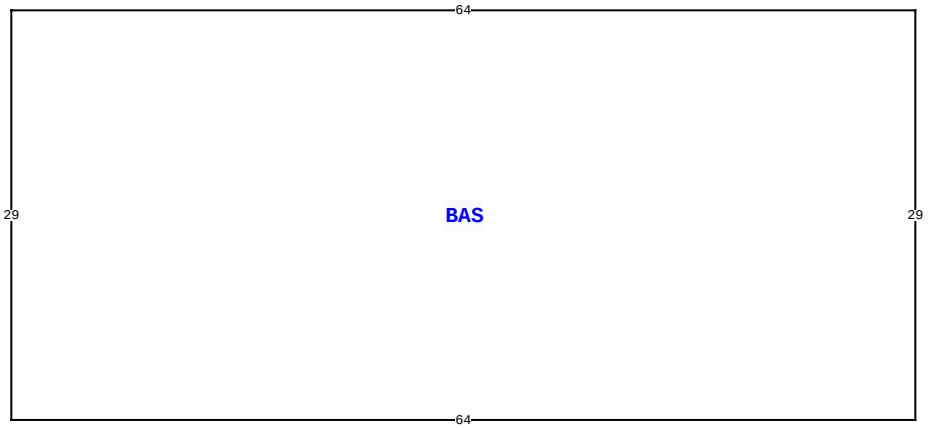
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	22517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100		1,856	51,582
TOTALS	1,856			1,856	51,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,856	115.8000	69.48	128,955	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 1856 HX Base Yr 2011



378 SW HODGES WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,582
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		23,056
TOTAL MARKET VALUE		83,638
SOH/AGL Deduction		30,205
ASSESSED VALUE		53,433
TOTAL EXEMPTION VALUE	HX HB	28,433
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		83,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,638

SALE:3:1: 2.07 AC WITH M H

SALE:2:1: PAID TOO MUCH

XFOB:1:1: FLEETWOOD FLFLM70A19312CG (70B) ORB 778-

SALE:1:1: IN LIEU OF FORECLOSURE (SEE SALE #2)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/1322	5/07/2009	AG	U	I	40	74,000
GRANTOR: SHERY BUREN TRUSTEE						
GRANTEE: JURALD BODEY KIRKLA						
0968/0826	10/11/2002	WD	Q	I	01	28,000
GRANTOR: HUFFINES						
GRANTEE: SHERY BUREN TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S29 E64 N29$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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		00	0.00	0.00	2.17	AC		1.00	1.00	0.85	12,500.00	10,625.00	23,056							

REVIEW DATE 08/22/2017 BY BC Total Acres: 2.17 Total Land Value: 23,056 Market: 0 Agricultural: 0 Common: 23,056 PRINTED 11/19/2025 BY SYS