S1/2 OF N1/2 OF BLOCK 53 MASON C

782-1133, 812-1091, 836-59, 881-

ARRINGTON DAVID
312 SW HODGES WAY
LAKE CITY, FL 32025

2026

22-5S-17-09340-047

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

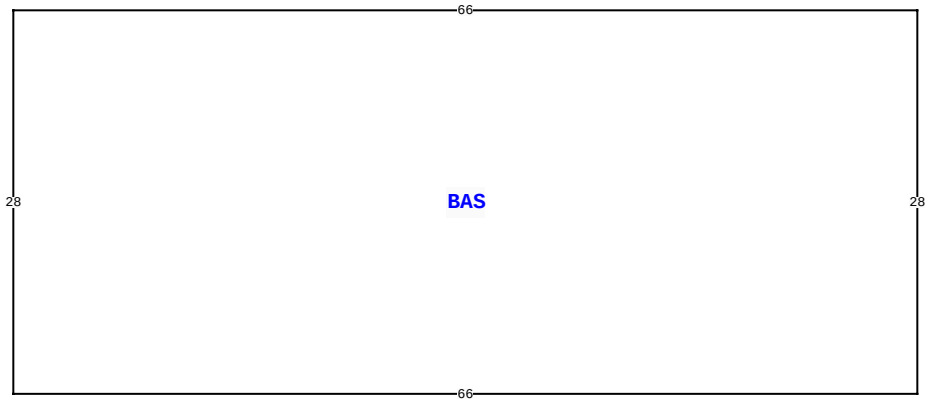
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,848	100		1,848	51,848
TOTALS	1,848			1,848	51,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,848	116.9000	70.14	129,619	1993	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1848 HX Base Yr 2019



312 SW HODGES WAY, LAKE CITY

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		51,848
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		15,120
TOTAL MARKET VALUE		74,468
SOH/AGL Deduction		16,389
ASSESSED VALUE		58,079
TOTAL EXEMPTION VALUE	HX HB	33,079
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		74,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,468

SALE:3:1: 1.03 AC WITH MOBILE HOME

SALE:2:1: IN LIEU OF FORECLOSURE

XFOB:1:1: PEACHTREE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19252	RECONNECT	50	02/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1348/0408	11/16/2017	WD	Q	I	01	58,000
GRANTOR: SIMON A & DORENDA M M						
GRANTEE: DAVID ARRINGTON						
1301/2483	9/21/2015	WD	U	I	11	100
GRANTOR: FELIX SPARKS (WIDOWER						
GRANTEE: SIMON A & DORENDA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S28 E66 N28$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	1.08	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,120							

REVIEW DATE 08/22/2017 BY BC Total Acres: 1.08 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 10/03/2025 BY SYS