

N1/2 OF BLOCK 45, MASON CITY EX
AND EX THE SOUTH 96.94 FT OF N1/
AS DESC IN ORB 920-2536 (CASE NO

THOMPSON MIRANDA LEANNE
102 SW HODGES WAY
LAKE CITY, FL 32025

2026

22-5S-17-09340-054



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	0	0 100
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	1,152	100	2023	1,152	68,790
TOTALS	1,152			1,152	68,790

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	600.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.78

REVIEW DATE 02/03/2025 BY TP

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	115.5000	108.57	125,073	2005	2005	0	0	0	45.00	55.00
1 MANUF 1		100% - 2025			Heated Area: 1152				HX Base Yr 2025			
24 48 48 24 BAS 2023												

TOTAL OB/XF												
8,800												

TOTAL OB/XF												
8,800												

Total Acres: 0.78 Total Land Value: 10,920 Market: 0 Agricultural: 0 Common: 10,920

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		68,790	
TOTAL MARKET OB/XF VALUE		8,800	
TOTAL LAND VALUE - MARKET		10,920	
TOTAL MARKET VALUE		88,510	
SOH/AGL Deduction		0	
ASSESSED VALUE		88,510	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		37,788	
TOTAL JUST VALUE		88,510	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042289	Mobile Home		07/09/2021
17342	M H	125	08/21/2000
15778	M H	125	07/14/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/393	11/26/2024	WD	U	I	39	115,000
GRANTOR: JOHNSON DONNIE JR						
GRANTEE: THOMPSON MIRANDA LE						
1473/958	8/12/2022	WD	Q	I	03	115,000
GRANTOR: ASHMANN HOLDINGS LLC						
GRANTEE: JOHNSON DONNIE JR						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=50,10] S24 E48 N24 W48 \$									

PRINTED 10/03/2025 BY SYS