THE W1/2 OF S1/2 & THE S1/2 OF E
OF BLOCK 48 MASON CITY S/D & EX
WD 1490-323.

THE ENTRUST GROUP INC
555 12TH STREET, SUITE 900
OAKLAND, CA 94607

**2026**

**22-5S-17-09340-067**

## COLUMBIA COUNTY PROPERTY



## 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 | 13 | LAM/VNLPLK 100 |
| 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 | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

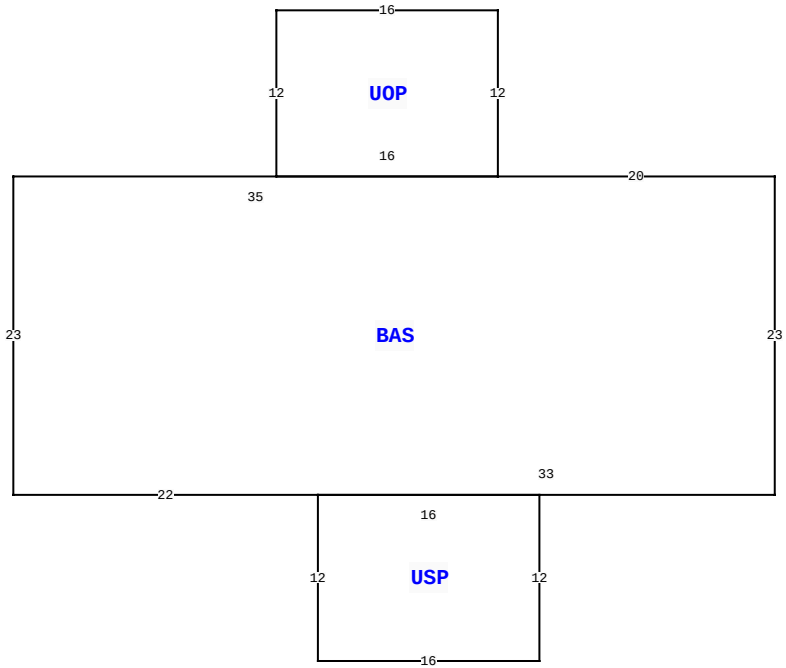
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 22517.030 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,265 | 100 | | 1,265 | 44,436 |
| UOP | 192 | 25 | | 48 | 1,686 |
| USP | 192 | 35 | | 67 | 2,354 |
| TOTALS | 1,649 | | | 1,380 | 48,475 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,380 | 95.2000 | 78.06 | 107,723 | 1997 | 1997 | 0 | 0 | 10 | 45.00 | 45.00 |

1 MANUF 1 0% - 2025 Heated Area: 1265 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

258 SW HODGES WAY, LAKE CITY

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 48,475 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 8,540 |
| TOTAL MARKET VALUE | 64,015 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 64,015 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 64,015 |
| TOTAL JUST VALUE | 64,015 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 64,015 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/2797 | 8/16/2024 | WD | Q | I | 01 | 70,000 |
| GRANTOR: ROBINSON DALE A | | | | | | |
| GRANTEE: THE ENTRUST GROUP I | | | | | | |
| 1462/882 | 3/18/2022 | WD | Q | I | 01 | 129,000 |
| GRANTOR: BLANKENSHIP BRIAN | | | | | | |
| GRANTEE: ROBINSON DALE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 UOP= N12 W16 S12 E16$ W35 S23 E22 USP= S12 E16 N12 W16$ E33 N23$.

## 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0 | | A-1 | 0.00 | 0.00 | 0.61 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 8,540 | | | | | | | |

REVIEW DATE 01/31/2025 BY ME Total Acres: 0.61 Total Land Value: 8,540 Market: 0 Agricultural: 0 Common: 8,540 PRINTED 10/03/2025 BY SYS