S3/4 OF E1/2 OF E1/2 OF NE1/4 OF
& N 1/4 OF E 1/2 OF NE 1/4 OF SW

HODGE CHRISTOPHER M
4031 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2026

22-7S-16-04288-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

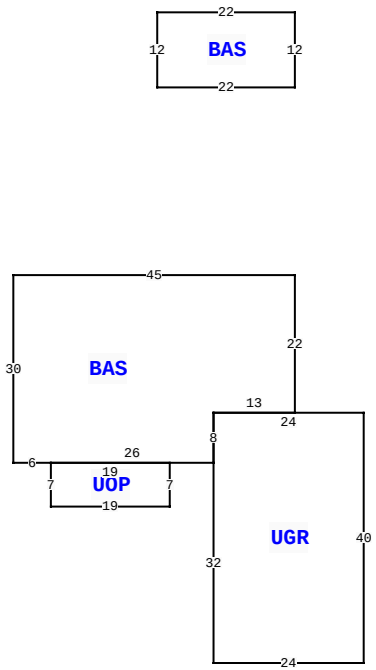
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	01	MINIMUM 30
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	2,549
BAS	1,246	100		1,246	12,029
UGR	960	45		432	4,171
UOP	133	20		27	261
TOTALS	2,603			1,969	19,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,969	43.0945	48.27	95,044	1980	1980	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2023 Heated Area: 1510 HX Base Yr 2023



4031 SW COUNTY ROAD 138 , FORT WHITE

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		115,745
TOTAL MARKET OB/XF VALUE		9,250
TOTAL LAND VALUE - MARKET		108,500
TOTAL MARKET VALUE		233,495
SOH/AGL Deduction		10,128
ASSESSED VALUE		223,367
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,645
TOTAL JUST VALUE		233,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,495

BLDG:1:1: HOUSE IN BAD SHAPE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044088	Electrical Servic	0	04/04/2022
19643	M H	125	06/12/2002
19643	M H	125	06/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/2681	2/08/2022	WD	U	I	11	100

GRANTOR: HODGE GARY M
GRANTEE: HODGE CHRISTOPHER M

1423/0049	10/28/2020	WD	U	I	30	100

GRANTOR: CHRISTOPHER M HODGE
GRANTEE: GARY M HODGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S30 E6 UOP= S7 E19N7 W19$ E26 UGR= S32 E24 N40W24 S8$ N8 E13 N22$ PTR= N30 BAS= N12 W22 S12 E22$ S30$.

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	2010	2010	3	100	1,800	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,250

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0200	C	MBL HM	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 07/01/2022 BY JB Total Acres: 10.00 Total Land Value: 108,500 Market: 0 Agricultural: 0 Common: 108,500 PRINTED 11/11/2025 BY SYS

S3/4 OF E1/2 OF E1/2 OF NE1/4 OF
& N 1/4 OF E 1/2 OF NE 1/4 OF SW

HODGE CHRISTOPHER M
4031 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2026

22-7S-16-04288-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

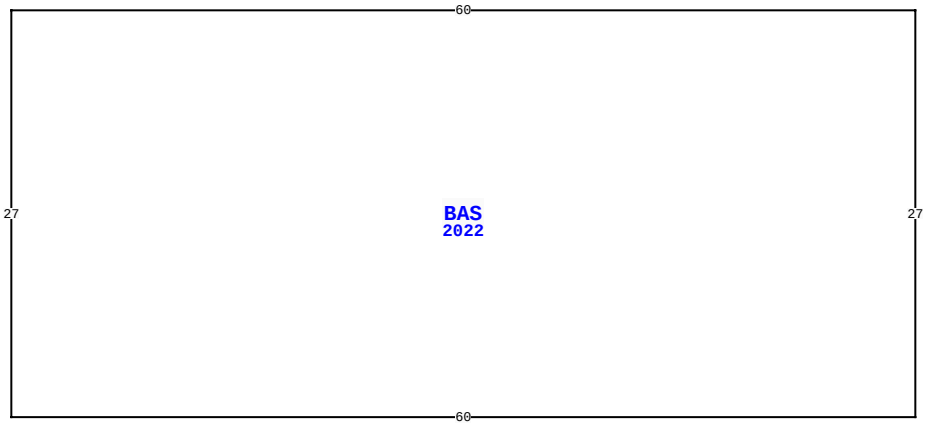
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2022	1,620	96,736
TOTALS	1,620			1,620	96,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	115.5000	108.57	175,883	2002	2002	0	0	0	45.00	55.00

2 MANUF 1 100% - 2023 Heated Area: 1620 HX Base Yr 2023



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INCOME VALUE		
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SALES DATA

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GRANTEE: HODGE CHRISTOPHER M						
1423/0049	10/28/2020	WD	U	I	30	100
GRANTOR: CHRISTOPHER M HODGE						
GRANTEE: GARY M HODGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-154,-27] E60 S27 W60 N27 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/01/2022 BY JB Total Acres: 10.00 Total Land Value: 108,500 Market: 0 Agricultural: 0 Common: 108,500 PRINTED 11/11/2025 BY SYS