

COMM SW COR OF NE1/4, E 1046.86
E 523.43 FT, N 982.65 FT, W 525.
FT TO POB. (AKA PRCL #9)

HODGE MARCUS
P O BOX 117
FORT WHITE, FL 32038-0117

2026

30-6S-16-03986-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	185,110
FGR	900	55		495	62,932
FOP	240	30		72	9,154
FOP	384	30		115	14,621
FSP	288	40		115	14,621
TOTALS	3,268			2,253	286,438

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0020	BARN, FR	0 100	30	30	900.00	UT	18.00	18.00	100	2016
2	0166	CONC, PAVMT	0 100	20	30	600.00	UT	2.00	2.00	100	2016
3	0166	CONC, PAVMT	0 100	20	25	500.00	UT	2.00	2.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	11.83	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,253	124.7400	139.71	314,767	2016	2016	0	0	9.00	91.00
2 SINGLE FAM 100% - 2017 Heated Area: 1456 HX Base Yr 2017											
702 SW ANGEL GLN, FORT WHITE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
18,400											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		286,438	
TOTAL MARKET OB/XF VALUE		18,400	
TOTAL LAND VALUE - MARKET		90,500	
TOTAL MARKET VALUE		395,338	
SOH/AGL Deduction		150,187	
ASSESSED VALUE		245,151	
TOTAL EXEMPTION VALUE		HX HB 13	245,151
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		395,338	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,486	
SALE:1:1: 11.83 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
33892	SFR	693	03/28/2016
33638	GARAGE	309	12/18/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1520/228	7/11/2024	LE	U	I	14
GRANTOR: HODGE MARCUS (LIFE ES)					100
GRANTEE: HODGE TRUST DATED S					
1290/1357	3/04/2015	WD	Q	I	01
GRANTOR: ZACKERY A RAYBURN					45,100
GRANTEE: MARCUS HODGE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W16 FSP= N12 W24 S12 E24\$ W40 S26 E16 FOP= S10 E24 N10 W24\$ E40 N2 FOP= E16 FGR= S6 E30 N30 W30 S24\$ N24 W16 S24\$ N24\$.											