LOT 8 APPALACHIE TRACE UNR: COMM NE1/4, RUN N 1061.27 FT, S 80 DE FT FOR POB, RUN N 769.89 FT TO S

HODGES DONALD
24521 NW 94TH AVE
ALACHUA, FL 32615

**2027**

**03-6S-16-03766-108**

## BUILDING CHARACTERISTICS

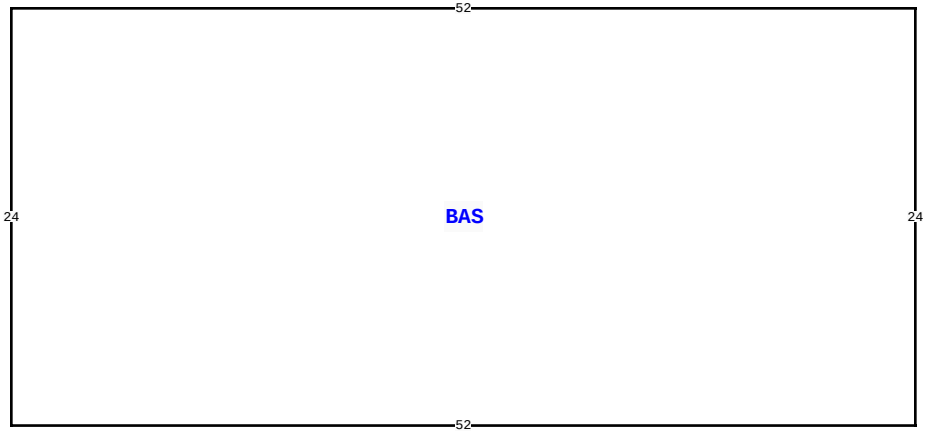
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 3616.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | | 1,248 | 34,714 |
| TOTALS | 1,248 | | | 1,248 | 34,714 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,248 | 115.9000 | 69.54 | 86,786 | 1995 | 1995 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr




804 SW APPALACHEE TER, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 2,500 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2026 | 2025 | | 100 | 2,000 | |
| 4 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2026 | 2025 | | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 34,714 |
| TOTAL MARKET OB/XF VALUE | 14,500 |
| TOTAL LAND VALUE - MARKET | 114,840 |
| TOTAL MARKET VALUE | 164,054 |
| SOH/AGL Deduction | 36,053 |
| ASSESSED VALUE | 128,001 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 128,001 |
| TOTAL JUST VALUE | 164,054 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 164,054 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13892 | M H | 125 | 04/14/1998 |
| 13125 | M H | 125 | 10/02/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1216/0439 | 5/27/2011 | CT | U | I | 11 | 25,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: DONALD HODGES | | | | | | |
| 1179/1322 | 9/12/2008 | QC | Q | I | 01 | 100 |
| GRANTOR: RALPH AND LINDA JUNEA | | | | | | |
| GRANTEE: LILIAN MEDINA & RAM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 14,500

| 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 | 0 | | A-1 | 0.00 | 0.00 | 5.22 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 57,420 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 5.22 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 57,420 | | | | | | | |

REVIEW DATE 04/20/2026 BY KS Total Acres: 10.44 Total Land Value: 114,840 Market: 0 Agricultural: 0 Common: 114,840 PRINTED 11/17/2026 BY SYS