

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

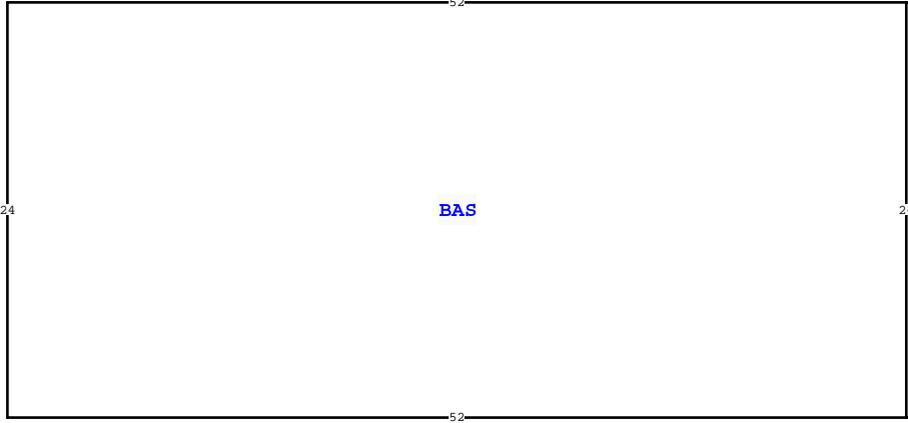
2026

03-6S-16-03766-108



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,248	100	
TOTALS	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	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			47,689
ASSESSED VALUE			116,365
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			116,365
TOTAL JUST VALUE			164,054
NCON VALUE			2,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,795

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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1997
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1997
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W52 S24 E52 N24\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									