COMM INTERS N R/W LINE CR-246 &
E1/2 OF SEC, RUN E ALONG R/W 131
POB, RUN N 1247.96 FT, E 941.7 F

HODGES SHELTON E/STONE CHERIE
P O BOX 1243
LAKE CITY, FL 32056

2027

13-2S-16-01603-133

BUILDING CHARACTERISTICS

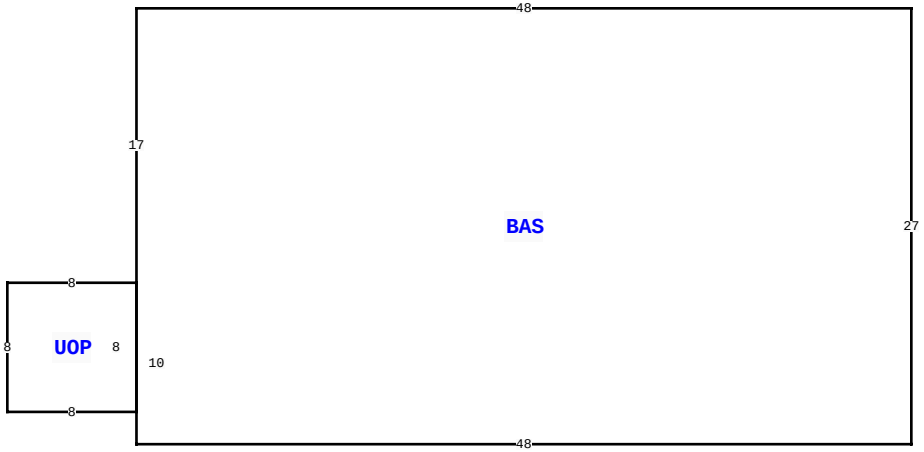
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	13216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,050
UOP	64	25		16	445
TOTALS	1,360			1,312	36,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,312	115.9000	69.54	91,236	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1296 HX Base Yr 2022



230 NW NICO GLN, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 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	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	60	1996	1996	3	60	144	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,494
TOTAL MARKET OB/XF VALUE		7,144
TOTAL LAND VALUE - MARKET		117,195
TOTAL MARKET VALUE		160,833
SOH/AGL Deduction		79,076
ASSESSED VALUE		81,757
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		25,346
TOTAL JUST VALUE		160,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11380	M H	125	07/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1923	3/02/2023	WD	U	I	11	100
GRANTOR: HODGES SHELTON E						
GRANTEE: HODGES SHELTON E						
1426/1444	12/16/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WENDY						
GRANTEE: HODGES SHELTON E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S17 UOP= W8 S8 E8 N8$ S10 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,144

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	100					18.03	AC		1.00	1.00	1.00	6,500.00	6,500.00	117,195							

REVIEW DATE 04/20/2023 BY kellen Total Acres: 18.03 Total Land Value: 117,195 Market: 0 Agricultural: 0 Common: 117,195 PRINTED 11/17/2026 BY SYS