

LOT 5 SANDY PINES S/D.  
660-381, 773-1267, 773-1269, DC

HODSON SUSAN FAITH/JANECZEK ALLAN  
81 SOUNDVIEW ROAD  
RIDGEFIELD, CT 06877

**2026**

14-7S-16-04211-005  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	2026
TOTALS	1,860		213,085

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	0%	- 2026	Heated Area: 1860		HX Base Yr						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>60</p> <p>31</p> <p>BAS 2026</p> <p>31</p> <p>60</p> </div>													
TOTALS	1,860		1,860	213,085									

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	213,085		
TOTAL MARKET OB/XF VALUE	9,500		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	262,585		
SOH/AGL Deduction	0		
ASSESSED VALUE	262,585		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	262,585		
TOTAL JUST VALUE	262,585		
NCON VALUE	215,585		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	51,313		
SALE:2:1: LOT 5 SANDY PINES			
BLDG:1:1: SUNC MH			
SALE:1:1: LOT 5 SANDY PINES S/D			
XFOB:1:1: SUNC MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053364	Mobile Home		06/12/2025
000053223	Right-of-Way Acce		05/22/2025
000048180	Electrical Servic	0	09/18/2023
16306	M H	125	11/18/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/2252	5/10/2024	WD	Q	I	01	73,000
GRANTOR: FISHER RICHARD						
GRANTEE: HODSON SUSAN FAITH						
1498/1024	7/30/2023	WD	Q	I	01	55,000
GRANTOR: CATHCART CLINTON						
GRANTEE: FISHER RICHARD						

EXTRA FEATURES		335 SW RANDOLPH CT, FORT WHITE															
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
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/14/2024	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=21,9] E60 S31 W60 N31 \$													

LAND DESCRIPTION														TOTAL OB/XF 9,500										
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		RSF/MH	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							