

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

HODSON SUSAN FAITH/JANECZEK ALLAN  
335 SW RANDOLPH CT  
FORT WHITE, FL 32038

**2026**

14-7S-16-04211-005  
VALUATION SUMMARY

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2026	1,860	206,888
TOTALS	1,860			1,860	206,888

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>																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		206,888	
TOTAL MARKET OB/XF VALUE		9,500	
TOTAL LAND VALUE - MARKET		52,000	
TOTAL MARKET VALUE		268,388	
SOH/AGL Deduction		6,869	
ASSESSED VALUE		261,519	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		261,519	
TOTAL JUST VALUE		268,388	
NCON VALUE		209,388	
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															
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		1.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	0	0		1.00	2,500.00	100	2026	2025		100	2,500	

TOTAL OB/XF													
9,500													

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

LAND DESCRIPTION																								
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	13,000.00	13,000.00	52,000							