THE W 327.50 FT OF NW1/4 OF NW1/

359-807, WD 1505-1701,

HUDGENS SHANNON N/HUDGENS JUSTIN
17 OAKWOOD PARK
ORMOND BEACH, FL 32174

2027

20-6S-16-03894-002

BUILDING CHARACTERISTICS

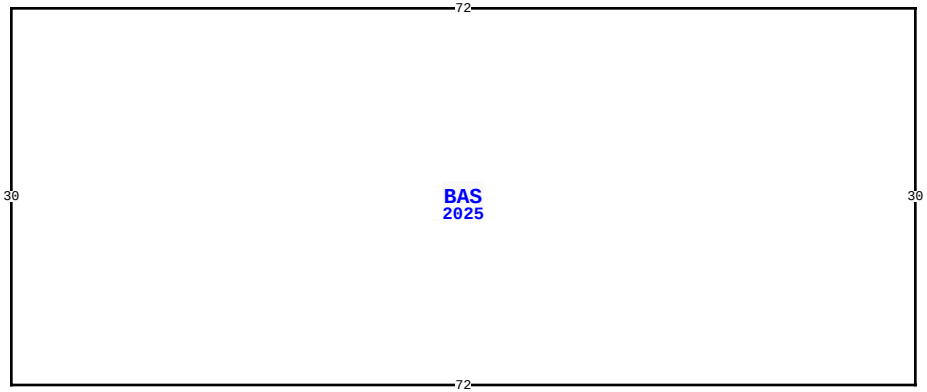
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
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	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2025	2,160	230,647
TOTALS	2,160			2,160	230,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,160	113.5000	108.96	235,354	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2025 Heated Area: 2160 HX Base Yr



637 SW CAIN GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	230,647
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	347,647
SOH/AGL Deduction	0
ASSESSED VALUE	347,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,647
TOTAL JUST VALUE	347,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049530	Mobile Home		04/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1701	12/13/2023	WD	Q	V	01	89,900

GRANTOR: HEAFER JOHN W

GRANTEE: HUDGENS SHANNON N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=13,8] E72 S30 W72 N30 $

.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 05/18/2026 BY AJ Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS