

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

**2026**

20-6S-16-03894-002  
VALUATION SUMMARY PAGE 1 of 1 3

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		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
BAS	2,160	100	2025
TOTALS	2,160		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2025								
Heated Area: 2160					HX Base Yr							
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2025</span> </div>												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/06/2026			MLU						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			242,670
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			359,670
SOH/AGL Deduction			0
ASSESSED VALUE			359,670
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			359,670
TOTAL JUST VALUE			359,670
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,844

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 \$	

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
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100	2025	2024	100	7,000

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	DPHT 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							