COMM 30 FT N OF SW COR OF SEC ON VALLEY RD, RUN E 30 FT FOR POB, FT, N 473.64 FT, W 275.90 FT, S

HODSON RICHARD ALAN
143 NW GAR POND CT
WHITE SPRINGS, FL 32096

2027

21-2S-16-01680-002

BUILDING CHARACTERISTICS

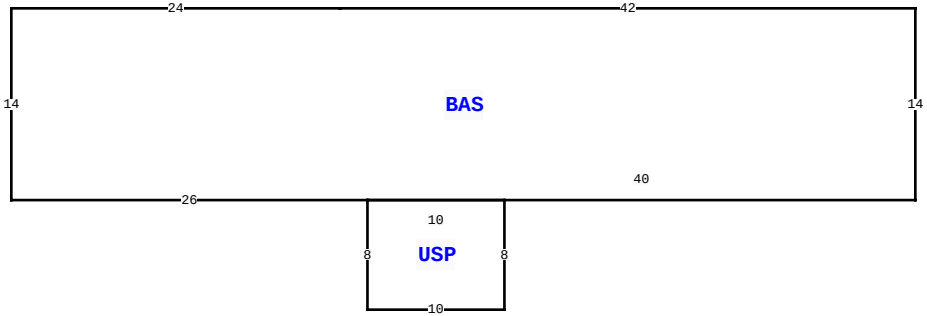
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	21216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,602
USP	80	35		28	624
TOTALS	1,004			952	21,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	952	92.9000	55.74	53,064	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 924 HX Base Yr 2024



143 NW GAR POND CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	16	192.00	UT	9.00	9.00	100	2018	2018	3	100	1,728	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		21,226
TOTAL MARKET OB/XF VALUE		17,328
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		68,554
SOH/AGL Deduction		9,935
ASSESSED VALUE		58,619
TOTAL EXEMPTION VALUE	HX HB	33,619
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		68,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,554

SALE:2:1: 3 AC WITH MH

SALE:1:1: 3 AC WITH MH

XFOB:1:1: SPRI ID#GB1C590722 ON DEED & RP'D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/0211	1/18/2022	QC	U	I	11	35,000
GRANTOR: WEST TERRY S						
GRANTEE: HODSON RICHARD ALAN						
1105/0240	12/18/2006	WD	Q	I	06	100
GRANTOR: BILLY A WEST SR						
GRANTEE: BILLY A & TERRY S W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S14 E26 E40 N14 W42 $
USP=[ORIG=2,14] S8 E10 N8 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,328

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		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 12/06/2022 BY KS Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS