

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

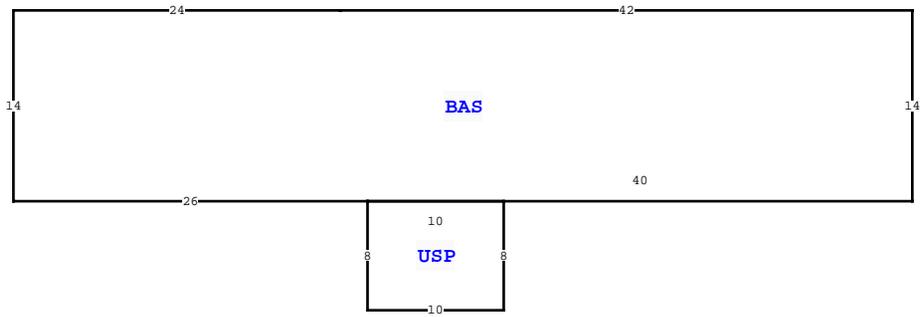
2026

21-2S-16-01680-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	924	100	
USP	80	35	
TOTALS	1,004		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2024								
				Heated Area: 924			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			11,642
ASSESSED VALUE			56,912
TOTAL EXEMPTION VALUE	HX HB		31,912
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			68,554
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			61,054
SALE:2:1: 3 AC WITH MH			
SALE:1:1: 3 AC WITH MH			
XFPOB: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						

EXTRA FEATURES		143 NW GAR POND CT, WHITE SPRINGS															
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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES											
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												
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	100		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							