THE S2/3 OF S2/3 OF BLOCK 52 MAS
841-1811, 852-337, 856-1878, 869

CALLAHAN DEBRA J
395 SW HODGES WAY
LAKE CITY, FL 32025

2027

22-5S-17-09340-041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 02

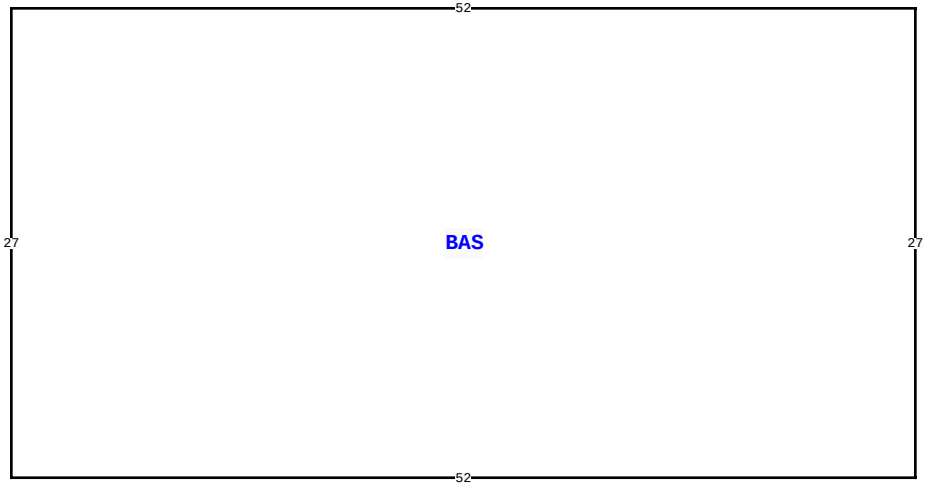
NEIGHBORHOOD/LOC 22517.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	82,587
TOTALS	1,404			1,404	82,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	115.0000	106.95	150,158	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 1404 HX Base Yr 2020



395 SW HODGES WAY, LAKE CITY

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		82,587
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		26,880
TOTAL MARKET VALUE		121,267
SOH/AGL Deduction		40,551
ASSESSED VALUE		80,716
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		24,305
TOTAL JUST VALUE		121,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19742	M H	125	07/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1887	8/21/2019	WD	Q	I	01	85,000
GRANTOR: DAVID & MICHELLE CROE						
GRANTEE: DEBRA J CALLAHAN						
1393/1884	8/15/2019	WD	U	I	11	0
GRANTOR: PENNYMAC CORP						
GRANTEE: DAVID & MICHELLE CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,800

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		A-1	0.00	0.00	1.92	AC		1.00	1.00	1.00	14,000.00	14,000.00	26,880							

REVIEW DATE 08/22/2017 BY BC Total Acres: 1.92 Total Land Value: 26,880 Market: 0 Agricultural: 0 Common: 26,880 PRINTED 11/17/2026 BY SYS