N1/2 OF BLOCK 45, MASON CITY EX
AND EX THE SOUTH 96.94 FT OF N1/
AS DESC IN ORB 920-2536 (CASE NO

THOMPSON MIRANDA LEANNE
102 SW HODGES WAY
LAKE CITY, FL 32025

2027

22-5S-17-09340-054

BUILDING CHARACTERISTICS

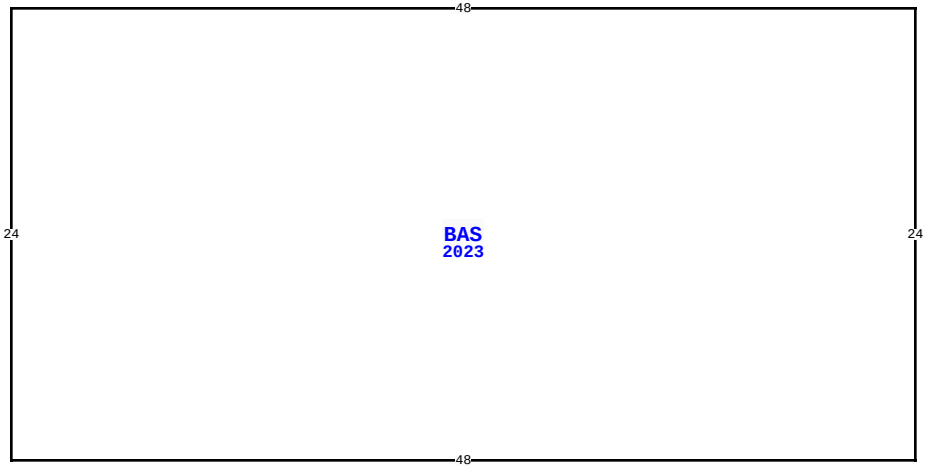
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	0	0 100
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	1,152	100	2023	1,152	68,061
TOTALS	1,152			1,152	68,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	115.5000	107.42	123,748	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1152 HX Base Yr 2025



102 SW HODGES WAY, LAKE CITY

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		68,061
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		14,040
TOTAL MARKET VALUE		90,901
SOH/AGL Deduction		0
ASSESSED VALUE		90,901
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,490
TOTAL JUST VALUE		90,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042289	Mobile Home		07/09/2021
17342	M H	125	08/21/2000
15778	M H	125	07/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/393	11/26/2024	WD	U	I	39	115,000
GRANTOR: JOHNSON DONNIE JR						
GRANTEE: THOMPSON MIRANDA LE						
1473/958	8/12/2022	WD	Q	I	03	115,000
GRANTOR: ASHMANN HOLDINGS LLC						
GRANTEE: JOHNSON DONNIE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] S24 E48 N24 W48 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0.78	AC		1.00	1.00	1.00	18,000.00	18,000.00	14,040							

REVIEW DATE 02/03/2025 BY TP Total Acres: 0.78 Total Land Value: 14,040 Market: 0 Agricultural: 0 Common: 14,040 PRINTED 11/17/2026 BY SYS