N1/2 OF SE1/4 OF BLOCK 48 MASON
CT 955-2589, WD 1008-1567, QC 11

JOSEPH KESNER/JOSEPH ELTA
234 SW HODGES WAY
LAKE CITY, FL 32025

2027

22-5S-17-09340-055

BUILDING CHARACTERISTICS

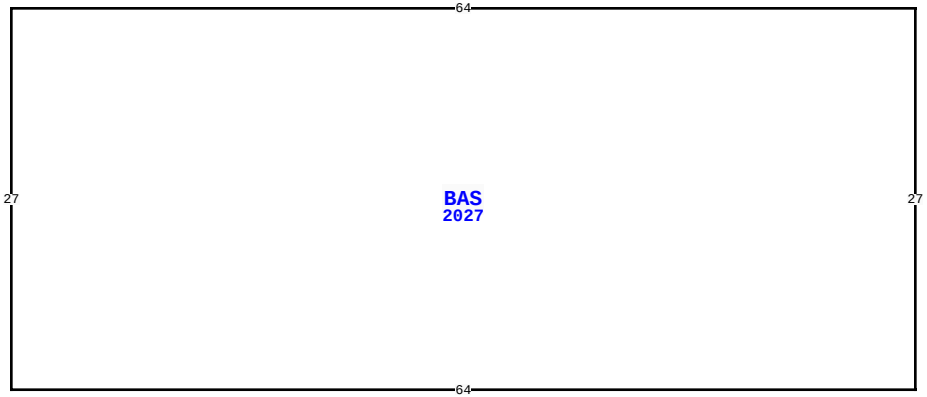
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	22517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2027	1,728	47,693
TOTALS	1,728			1,728	47,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	115.0000	69.00	119,232	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2027 Heated Area: 1728 HX Base Yr 2027



234 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,693
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		3,780
TOTAL MARKET VALUE		58,473
SOH/AGL Deduction		0
ASSESSED VALUE		58,473
TOTAL EXEMPTION VALUE	HX HB	33,473
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		58,473
NCON VALUE		47,693
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046384	Mobile Home		12/30/2025
16047	M H	125	09/16/1999
16001	M H	125	09/01/1999
12105	M H	125	02/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/901	5/21/2021	WD	U	V	11	100
GRANTOR: JOSEPH KESNER						
GRANTEE: JOSEPH KESNER						
1437/236	4/09/2021	WD	Q	V	01	16,000
GRANTOR: GRIFFIN JANICE M						
GRANTEE: JOSEPH KESNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=18,9] E64 S27 W64 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0.54	AC		1.00	1.00	0.50	14,000.00	7,000.00	3,780							

REVIEW DATE 03/24/2026 BY justin Total Acres: 0.54 Total Land Value: 3,780 Market: 0 Agricultural: 0 Common: 3,780 PRINTED 11/17/2026 BY SYS