N1/2 OF N1/2 OF BLOCK 53 MASON
CITY S/D.

BECHARD JOHN M
288 SW HODGES WAY
LAKE CITY, FL 32025

2027

22-5S-17-09340-060

BUILDING CHARACTERISTICS

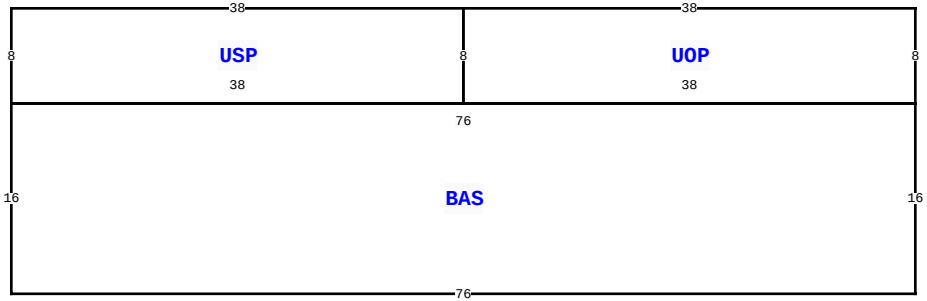
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,216	100		1,216	72,585
UOP	304	25		76	4,536
USP	304	35		106	6,327
TOTALS	1,824			1,398	83,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,398	116.7000	108.53	151,725	1998	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1216 HX Base Yr 2024



288 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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
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	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		83,449
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		19,440
TOTAL MARKET VALUE		111,389
SOH/AGL Deduction		0
ASSESSED VALUE		111,389
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,978
TOTAL JUST VALUE		111,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,289

SALE:2:2: SERIAL#GAFLW75A31810-WS12

SALE:2:1: INCLUDES 1998 FLEETWOOD WESTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1850	12/31/2019	WD	Q	I	01	79,900
GRANTOR: VICTOR LAMAR SMITH						
GRANTEE: JOHN M BECHARD						
1050/0550	6/24/2005	WD	Q	I	01	40,000
GRANTOR: MERCANTILE						
GRANTEE: VICTOR LAMAR SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$ UOP= N8 W38 USP= W38 S8 E38 N8$ S8 E38$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	1.08	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,440							

REVIEW DATE 08/22/2017 BY BC Total Acres: 1.08 Total Land Value: 19,440 Market: 0 Agricultural: 0 Common: 19,440 PRINTED 11/17/2026 BY SYS