THE W1/2 OF S1/2 & THE S1/2 OF E
OF BLOCK 48 MASON CITY S/D & EX
WD 1490-323.

DIAZ FELIX MANUEL GARCIA
258 SW HODGES WAY
LAKE CITY, FL 32025

2027

22-5S-17-09340-067

BUILDING CHARACTERISTICS

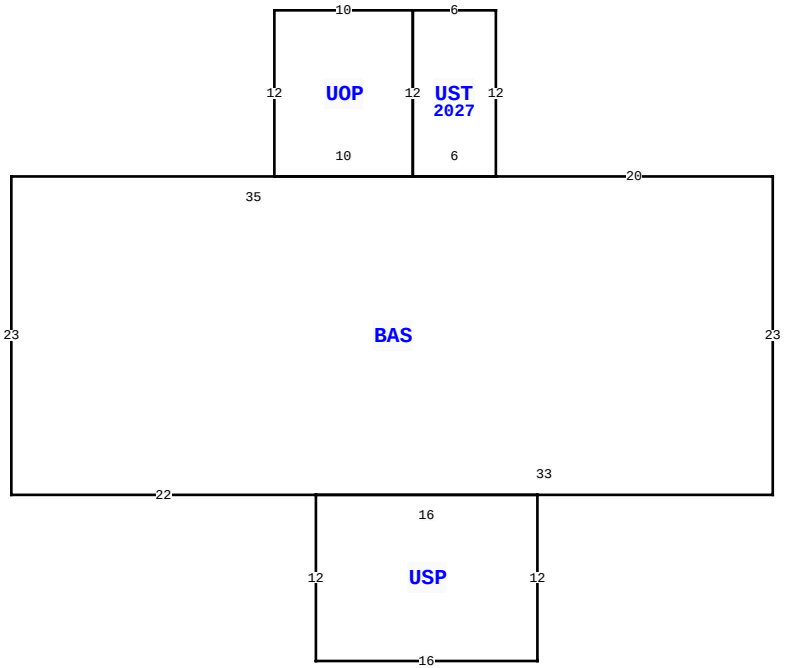
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	1,265	100		1,265	90,999
UOP	120	25		30	2,158
USP	192	35		67	4,820
UST	72	45	2027	32	2,302
TOTALS	1,649			1,394	100,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,394	119.0000	110.67	154,274	1997	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2025 Heated Area: 1265 HX Base Yr



258 SW HODGES WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,278
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	10,980
TOTAL MARKET VALUE	119,758
SOH/AGL Deduction	0
ASSESSED VALUE	119,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,758
TOTAL JUST VALUE	119,758
NCON VALUE	54,402
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1399	4/29/2026	WD	U	I	41	162,200
GRANTOR: THE ENTRUST GROUP INC						
GRANTEE: DIAZ FELIX MANUEL G						
1521/2797	8/16/2024	WD	Q	I	01	70,000
GRANTOR: ROBINSON DALE A						
GRANTEE: THE ENTRUST GROUP I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 W35 S23 E22 E33 N23 $
UOP=[ORIG=-26,0] N12 W10 S12 E10 $
USP=[ORIG=-33,23] S12 E16 N12 W16 $
UST=[YR=2027;ORIG=-26,-12] E6 S12 W6 N12 $
.

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	

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	0		A-1	0.00	0.00	0.61	AC		1.00	1.00	1.00	18,000.00	18,000.00	10,980							

REVIEW DATE 09/14/2026 BY TP Total Acres: 0.61 Total Land Value: 10,980 Market: 0 Agricultural: 0 Common: 10,980 PRINTED 11/17/2026 BY SYS