

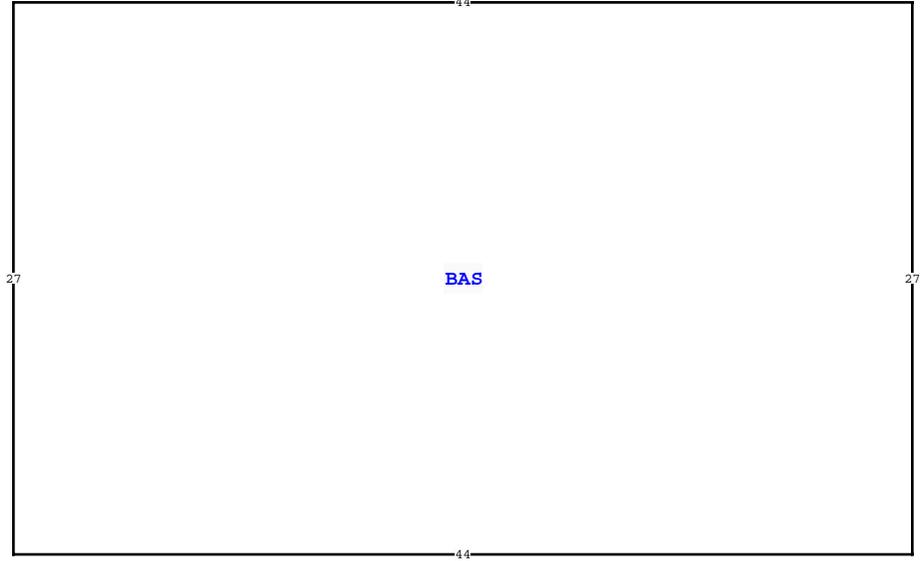
LOT 3 PINES OF FALLING CREEK.
 WD 1352-1536, WD 1356-54, WD 138

HODGE MANDY D
 184 NW IAN CT
 LAKE CITY, FL 32055

2026

30-2S-17-04800-103


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	03
NEIGHBORHOOD/LOC	30217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	
TOTALS	1,188		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	- 2022	Heated Area: 1188		HX Base Yr 2022				
											
TOTALS	1,188		1,188	121,643							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			121,643
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			148,643
SOH/AGL Deduction			36,170
ASSESSED VALUE			112,473
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			61,062
TOTAL JUST VALUE			148,643
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41247	M H		02/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2419	12/22/2020	WD	U	V	36	25,600
GRANTOR: RIX MEGHAN RAE FKA YA						
GRANTEE: HODGE MANDY D						
1381/1308	3/27/2019	WD	Q	V	01	15,000
GRANTOR: MINE OF LAKE CITY INC						
GRANTEE: MEGHAN RAE YATES						

EXTRA FEATURES																
L N	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			7,000.00	100			3	100	7,000	

BUILDING NOTES	
184 NW IAN CT, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[ORIG=-61,-24] E44 S27 W44 N27 \$	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							