

COMM SW COR OF NE1/4, E 1046.86  
E 523.43 FT, N 982.65 FT, W 525.  
FT TO POB. (AKA PRCL #9)

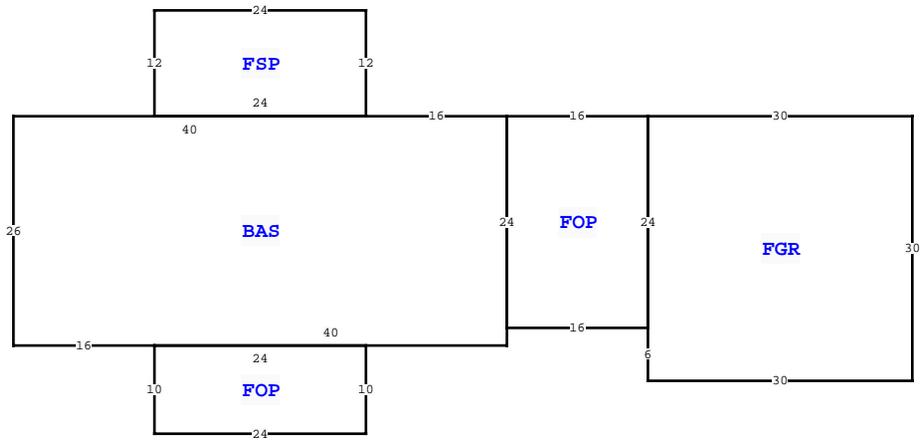
HODGE MARCUS  
P O BOX 117  
FORT WHITE, FL 32038-0117

**2026**

30-6S-16-03986-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
FGR	900	55	
FOP	240	30	
FOP	384	30	
FSP	288	40	
TOTALS	3,268		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,253	124.7400	142.20	320,377	2016	2016	0	0	9.00	91.00		
2 SINGLE FAM 100% - 2017 Heated Area: 1456 HX Base Yr 2017													



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	0020	BARN,FR	0	100	30	30	900.00	UT	18.00	18.00	100	2016	2016	3	100	16,200	
2	0166	CONC,PAVMT	0	100	20	30	600.00	UT	2.00	2.00	100	2016	2016	3	100	1,200	
3	0166	CONC,PAVMT	0	100	20	25	500.00	UT	2.00	2.00	100	2016	2016	3	100	1,000	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	11.83	AC		1.00	1.00	0.85	9,000.00	7,650.00	90,500							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				291,543	
TOTAL MARKET OB/XF VALUE				18,400	
TOTAL LAND VALUE - MARKET				90,500	
TOTAL MARKET VALUE				400,443	
SOH/AGL Deduction				156,006	
ASSESSED VALUE				244,437	
TOTAL EXEMPTION VALUE				HX HB 13 244,437	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				400,443	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				398,486	
SALE:1:1: 11.83 ACRES					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
33892	SFR	693	03/28/2016		
33638	GARAGE	309	12/18/2015		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/228	7/11/2024	LE	U	I	14	100
GRANTOR: HODGE MARCUS (LIFE ES)						
GRANTEE: HODGE TRUST DATED S						
1290/1357	3/04/2015	WD	Q	I	01	45,100
GRANTOR: ZACKERY A RAYBURN						
GRANTEE: MARCUS HODGE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2025	MLU

BUILDING NOTES	
702 SW ANGEL GLN, FORT WHITE	

BUILDING DIMENSIONS	
BAS= W16 FSP= N12 W24 S12 E24\$ W40 S26 E16 FOP= S10 E24 N10 W24\$ E40 N2 FOP= E16 FGR= S6 E30 N30 W30 S24\$ N24 W16 S24\$ N24\$.	