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

2027

30-6S-16-03986-005

BUILDING CHARACTERISTICS

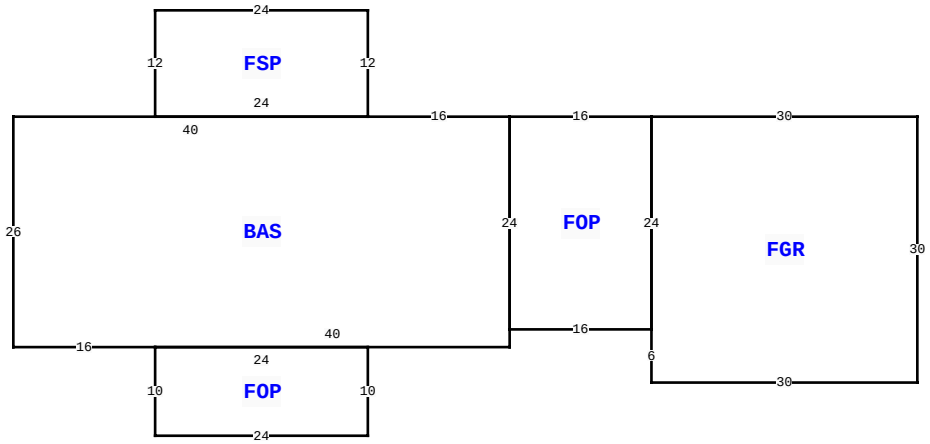
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	181,798
FGR	900	55		495	61,806
FOP	240	30		72	8,990
FOP	384	30		115	14,359
FSP	288	40		115	14,359
TOTALS	3,268			2,253	281,312

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	137.21	309,134	2016	2016	0	0	0	9.00	91.00

2 SINGLE FAM 100% - 2017 Heated Area: 1456 HX Base Yr 2017



702 SW ANGEL GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	281,312
TOTAL MARKET OB/XF VALUE	18,400
TOTAL LAND VALUE - MARKET	90,500
TOTAL MARKET VALUE	390,212
SOH/AGL Deduction	138,442
ASSESSED VALUE	251,770
TOTAL EXEMPTION VALUE	HX HB 13 251,770
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	390,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,338

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						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 18,400

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	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							

REVIEW DATE 05/20/2026 BY JB Total Acres: 11.83 Total Land Value: 90,500 Market: 0 Agricultural: 0 Common: 90,500 PRINTED 11/17/2026 BY SYS