LOT 12 BLOCK A WOODGATE
VILLAGE UNIT 1.
527-697, 659-271, 715-304, 821

DAVIS JAY S
P O BOX 1508
LAKE CITY, FL 32056

2026

05-4S-16-02777-013

COLUMBIA COUNTY PROPERTY

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

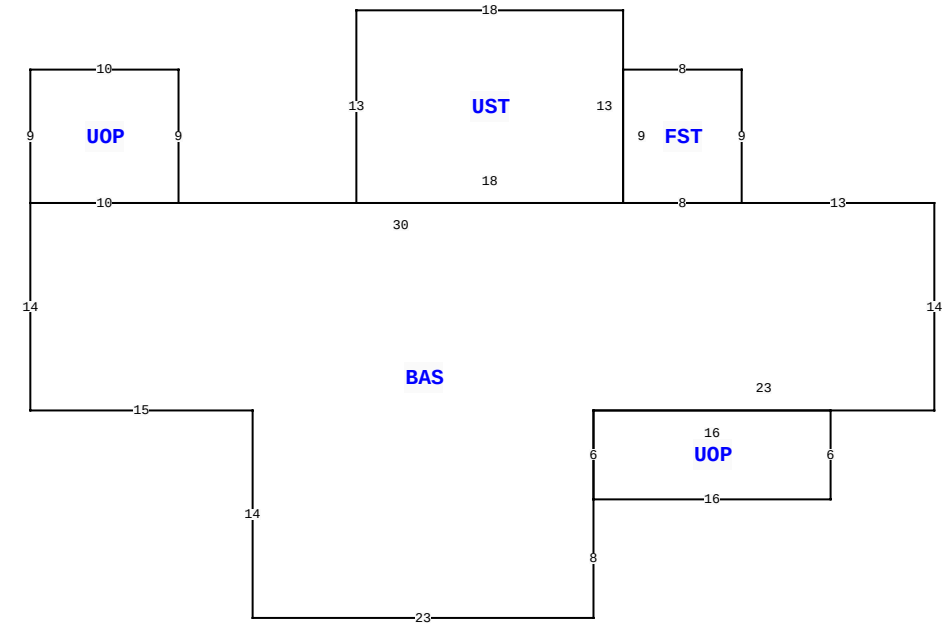
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	32,853
FST	72	55		40	1,118
UOP	90	25		22	614
UOP	96	25		24	670
UST	234	45		105	2,933
TOTALS	1,668			1,367	38,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,367	116.4000	69.84	95,471	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1176 HX Base Yr



273 SW ASPEN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	38,188
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	60,288
SOH/AGL Deduction	8,875
ASSESSED VALUE	51,413
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,413
TOTAL JUST VALUE	60,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,288

SALE:3:1: LOT 12 BLOCK A WOODGATE VILLAGE UNIT 1.

XFOB:2:1: NOBI MH

SALE:2:1: LOT 12 BLOCK A WOODGATE VILLAGE UNIT 1

SALE:1:1: MH ADDED SINCE SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1366/1299	8/13/2018	TD	U	I	18	14,000
GRANTOR: CLERK OF COURT						
GRANTEE: JAY S DAVIS						
0954/1409	5/29/2002	PR	Q	I	06	100
GRANTOR: BONNIE PURSLEY STEVE						
GRANTEE: STEVE MACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FST= N9 W8 S9 E8$ W8 UST= N13 W18 S13 E18 $ W30 UOP= N9 W10 S9 E10$ W10 S14 E15 S14 E23 N8 UOP= E16 N6 W16 S6$ N6 E23 N14$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/03/2023 BY JB Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS