LOT 22 BLOCK A WOODGATE VILLAGE
802-210, 979-1955, PB 992-338, 1

WATKINS JEFFREY/RUCKER-WATKINS BETTY JO
303 SW SUNRISE WAY
LAKE CITY, FL 32024

2026

05-4S-16-02777-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

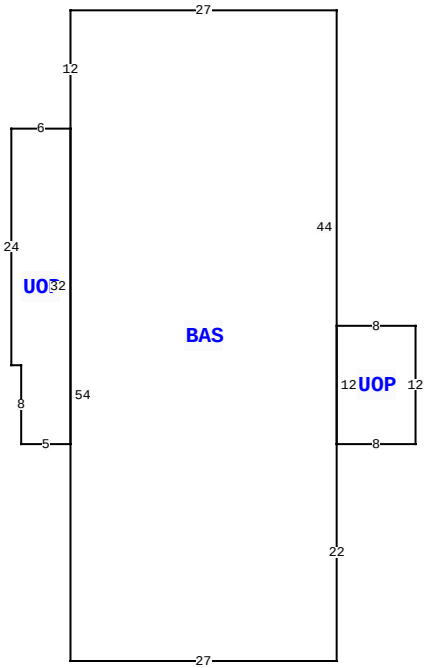
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,782	100		1,782	83,318
UOP	96	25		24	1,122
UOP	184	25		46	2,151
TOTALS	2,062			1,852	86,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,852	90.4400	85.01	157,439	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1782 HX Base Yr 2021



186 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		86,591
TOTAL MARKET OB/XF VALUE		10,840
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		115,931
SOH/AGL Deduction		29,977
ASSESSED VALUE		85,954
TOTAL EXEMPTION VALUE	HX HB SX	85,954
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		115,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,931

SALE:3:1:

SALE:2:1:

XFOB:2:1: TEMPEST MH

SALE:1:1: LOT 22 BLOCK A UNIT I WOODGATE VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/871	9/02/2025	WD	Q	I	01	140,000
GRANTOR: RIHN MARY						
GRANTEE: WATKINS JEFFREY						
1422/2481	10/27/2020	WD	Q	I	01	85,000
GRANTOR: CHARLES E & CATHERINE						
GRANTEE: MARY RIHN & LIBBY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S12 UOP= W6 S24 E1 S8 E5 N32$ S54 E27 N22 UOP= E8 N12 W8 S12$ N44$.

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	0166	CONC,PAVMT	0	100	24	56	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	5.00	5.00	50	1995	1995	3	50	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	10	20	200.00	UT	5.00	5.00	50	1995	1995	3	50	500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
6	0120	CLFENCE 4	0	100	0	0	170.00	UT	6.00	6.00	100	2006	2006	3	100	1,020	

LAND DESCRIPTION

TOTAL OB/XF 10,840

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	100		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 KS Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/06/2025 BY SYS