LOT 28 BLOCK A UNIT 1 WOODGATE V
527-697, 550-369, 670-474, 671-5

PRIMOUS CHARLES L/PRIMOUS DONNA L
197 SW WOODGATE TER
LAKE CITY, FL 32024

2026

05-4S-16-02777-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
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

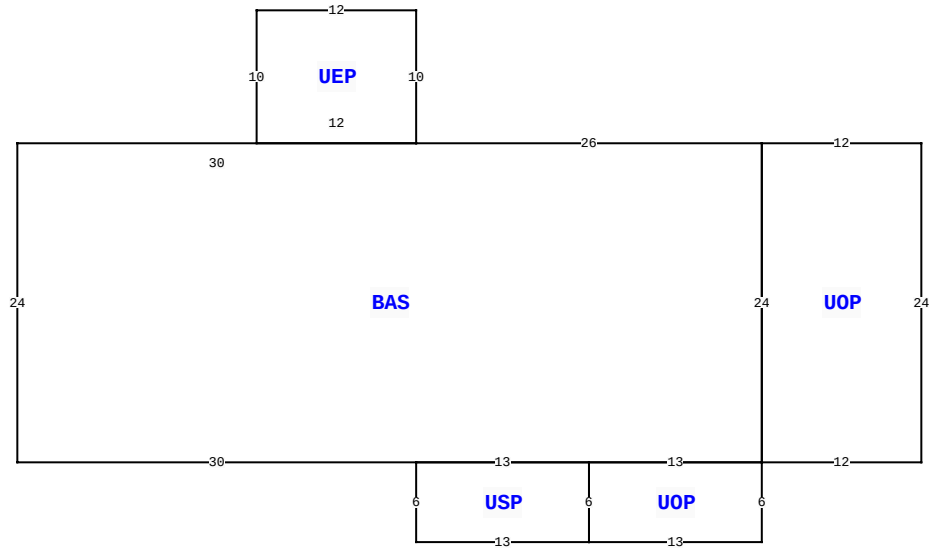
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	61,851
UEP	120	70		84	3,866
UOP	78	25		20	920
UOP	288	25		72	3,314
USP	78	35		27	1,243
TOTALS	1,908			1,547	71,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,547	118.0000	70.80	109,528	1981	2010	0	0	0	35.00	65.00

1 MOBILE HME 100% - 2022 Heated Area: 1344 HX Base Yr 2022



197 SW WOODGATE TER, 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		71,193
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		93,893
SOH/AGL Deduction		13,304
ASSESSED VALUE		80,589
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,867
TOTAL JUST VALUE		93,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,179

SALE:1:1:

XFOB:1:1: GUERDON M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1449/1480	10/04/2021	WD	Q	I	01	85,000
GRANTOR: K & C DAVIS LLC						
GRANTEE: PRIMOUS CHARLES L						
1413/1381	6/11/2020	WD	Q	I	01	32,000
GRANTOR: ELISE & NATHAN POPULI						
GRANTEE: K & C DAVIS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UEP= N10 W12 S10 E12$ W30 S24 E30 USP= S6 E13 N6 W13$ E13 UOP= S6 E13 N6 W13$ E13 UOP= E12 N24W12 S24$ N24$.

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	95.00	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: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/07/2025 BY SYS