LOT 39 BLK A WOODGATE VILLAGE
UNIT 1 ORB 527-697, 550-369,
673-347, 673-676, 729-071,

WATERS FRED B III/ROBERTS-WATERS LISA M
271 SW JUPITER GLN
LAKE CITY, FL 32024

2025

05-4S-16-02777-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

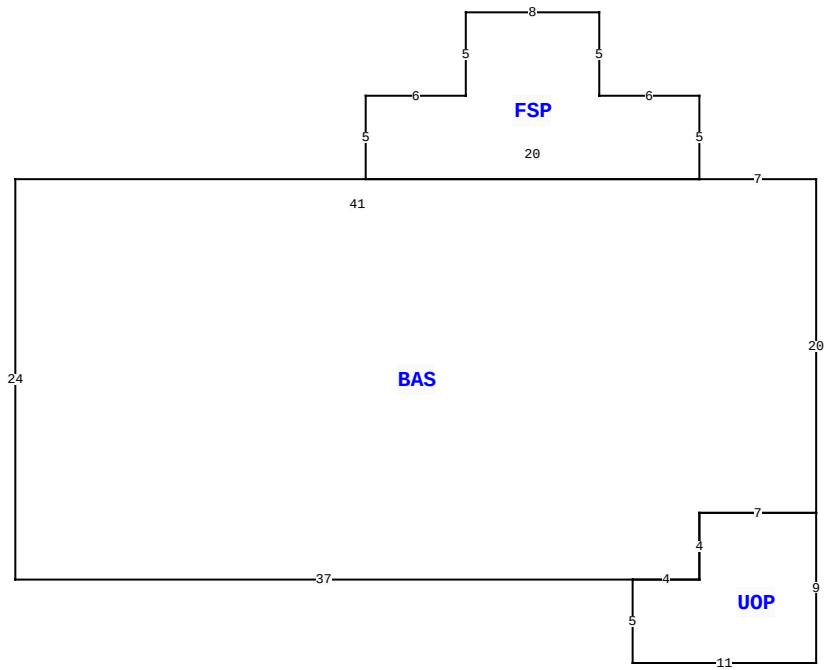
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,124	100		1,124	31,805
FSP	140	40		56	1,584
UOP	83	25		21	594
TOTALS	1,347			1,201	33,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,201	117.9000	70.74	84,959	1989	1995	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 2012 Heated Area: 1124 HX Base Yr 2012



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

271 SW JUPITER GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		33,984
TOTAL MARKET OB/XF VALUE		7,009
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		59,493
SOH/AGL Deduction		22,679
ASSESSED VALUE		36,814
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,814
TOTAL JUST VALUE		59,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,765

SALE:4:1: LOT 39 UNIT 1 WOODGATE VILLAGE.
XFOB:3:1: SUNVIEW ID#329280V1119A & B-ORB 777-830
SALE:3:1: LOT 39 UNIT 1 WOODGATE VILLAGE.POSS DURE
SALE:2:1: LOT 39 UNIT 1 WOODGATE VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1217/1497	7/01/2011	WD	U	I	40	59,900
GRANTOR: PAUL KENNETH & CAROLY						
GRANTEE: FRED B III WATERS &						
1183/1538	11/03/2009	WD	Q	I	01	47,300
GRANTOR: MARIE & HUFFMAN / POA						
GRANTEE: PAUL KENNETH & CARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N5 W6 N5 W8 S5 W6 S5 E20$ W41 S24 E37 UOP= S5 E11 N9 W7 S4 W4$ E4 N4 E7 N20$.

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	125	12	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	8	14	112.00	UT	4.50	4.50	100	1994	1994	3	100	504	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	100	18	17	306.00	UT	2.50	2.50	100	1994	1994	3	100	765	
5	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	1993	1993	3	100	1,440	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,009

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	88.00	132.00	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: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 07/16/2025 BY SYS