LOT 50 BLOCK A WOODGATE VILLAGE
ORB 636-082, 784-925, 850-501, 8

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

2025

05-4S-16-02777-051

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

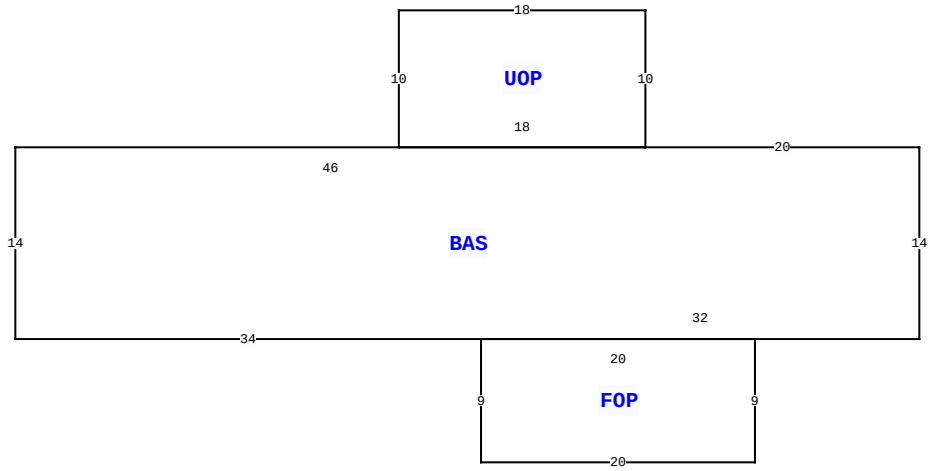
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	924	100		924	18,543
FOP	180	35		63	1,264
UOP	180	25		45	903
TOTALS	1,284			1,032	20,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,032	83.6100	50.17	51,775	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 0 Heated Area: 924 HX Base Yr



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

231 SW WOODGATE TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	20,710
TOTAL MARKET OB/XF VALUE	3,100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	42,310
SOH/AGL Deduction	7,443
ASSESSED VALUE	34,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,867
TOTAL JUST VALUE	42,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,212

SALE:5:1:

SALE:4:1:

SALE:2:1: FORECLOSURE

XFOB:1:1: RIVERBREEZE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1010/0012	3/19/2004	WD	Q	I	04	100
GRANTOR: WESTRIDGE						
GRANTEE: JAY S DAVIS						
0856/1102	3/25/1998	CD	Q	V		12,000
GRANTOR: WESTRIDGE						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N10 W18 S10 E18$ W46 S14 E34 FOP= S9 E20 N9 W20$ E32 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	1994	1994	3	100	100	
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 3,100

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	0102	C	SFR/MH	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 07/11/2025 BY SYS