LOT 1 BLOCK B WOODGATE VILLAGE U
527-697, 550-369 & ORB 1129-139,

WESTRIDGE INC
P O BOX 1733
LAKE CITY, FL 32056

2025

05-4S-16-02777-052

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	49,963
TOTAL MARKET VALUE	50,963
SOH/AGL Deduction	0
ASSESSED VALUE	50,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,963
TOTAL JUST VALUE	50,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1174/0188	5/21/2009	QC	U	V	11	100
GRANTOR: FREDERICK L HENDERSON						
GRANTEE: WESTRIDGE INC						
1129/0139	8/20/2007	WD	Q	V	01	100
GRANTOR: AUDREY S BULLARD						
GRANTEE: WESTRIDGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	1000	C	VACANT COMME	0		CN	200.00	250.00	49,963.00	SF		1.00	1.00	1.00	1.00	1.00	49,963							

REVIEW DATE 10/02/2023 BY JB Total Acres: 1.15 Total Land Value: 49,963 Market: 0 Agricultural: 0 Common: 49,963 PRINTED 07/11/2025 BY SYS