LOT 3 BLOCK B WOODGATE VILLAGE U

527-697, 550-369, 641-702, 698-3

BREHM KAYLEN
253 SE GREG PL
LAKE CITY, FL 32025

2025

05-4S-16-02777-056

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

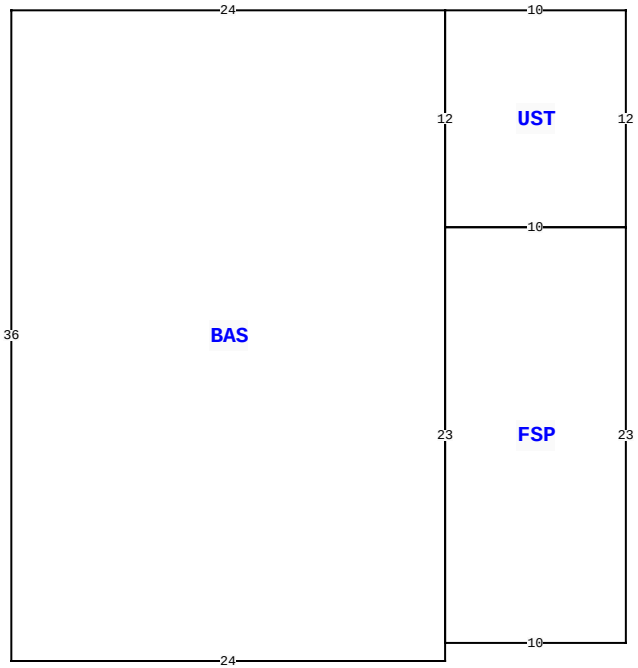
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	864	100		864	17,152
FSP	230	40		92	1,826
UST	120	45		54	1,072
TOTALS	1,214			1,010	20,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,010	82.7100	49.63	50,126	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 0 Heated Area: 864 HX Base Yr



127 SW HEMLOCK 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	20,050
TOTAL MARKET OB/XF VALUE	6,750
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	45,300
SOH/AGL Deduction	7,801
ASSESSED VALUE	37,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,499
TOTAL JUST VALUE	45,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,331

XFOB:4:1: GUERDON MH

SALE:3:1: NOT TYPICAL

SALE:2:1: INCLUDED 1985 GUERDON MOBILE HOME

LAND:1:1: 0.25 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/2445	4/16/2018	QC	U	I	11	1,000
GRANTOR: KELI WAKELEY						
GRANTEE: KAYLEN BREHM						
0756/1744	2/17/1992	WD	U	I	12	25,000
GRANTOR: NORMAN BEBIK						
GRANTEE: MARION WAKELEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 E24 N1 FSP= E10N23 W10 S23$ N23 UST= E10 N12W10 S12$ N12$.

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	0	8	40	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,750

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 10/02/2023 BY JB Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 07/11/2025 BY SYS