

LOT 8 BLOCK B WOODGATE VILLAGE U
726-257, DC 1070-1380, WD 1200-8

DUNBAR NATHANIEL/DUNBAR ALBERT
126 HEMLOCK GLN
LAKE CITY, FL 32024

2025

05-4S-16-02777-061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		1.5 100
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		06
NEIGHBORHOOD/LOC	5416.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	840	100
FCP	300	25
FSP	170	40
FSP	220	40
UST	80	45
TOTALS	1,610	1,107
26,807		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,107	100.9000	60.54	67,018	1983	1995	0	0	0	60.00	40.00	
1 MOBILE HME - 0% - 0 Heated Area: 840 HX Base Yr													
TOTALS 1,610 1,107 26,807													

126 SW HEMLOCK GLN, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0296	SHED METAL	0	0	7	8	1.00	UT	1,000.00	1,000.00	25	1994	1994
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100		
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0102	C	SFR/MH	0		RMH-2	75.00	145.00	1.00	LT		1.00	1.00
TOTAL OB/XF 4,900													
REVIEW DATE 10/02/2023 BY JB													

Total Acres: 0.25	Total Land Value: 18,500	Market: 0	Agricultural: 0	Common: 18,500
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		26,807	
TOTAL MARKET OB/XF VALUE		4,900	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		50,207	
SOH/AGL Deduction		7,310	
ASSESSED VALUE		42,897	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		42,897	
TOTAL JUST VALUE		50,207	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		44,903	

XF0B:1:1: CLAR M H			
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	
1334/1062	3/14/2017	WD	Q	I	01	39,000	
GRANTOR: PAUL K & CAROLYN R HU							
GRANTEE: NATHANIEL DUNBAR &							
1279/0740	8/11/2014	QC	U	V	11	12,800	
GRANTOR: CHELSIE L CHINELL							
GRANTEE: CAROLYN R HUDSON							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 S30 FSP= W10 S22 E10 N22\$ S30 E14 FCP= E10 N30W10 S30\$ N30 FSP= E10 N17 W10S17\$ N17 UST= E10 N8 W10 S8\$ N13\$.													