LOT 10 WOODGATE VILLAGE UNIT 2
846-1678, 846-1680, 1006-2070, C

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

2025

05-4S-16-02777-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

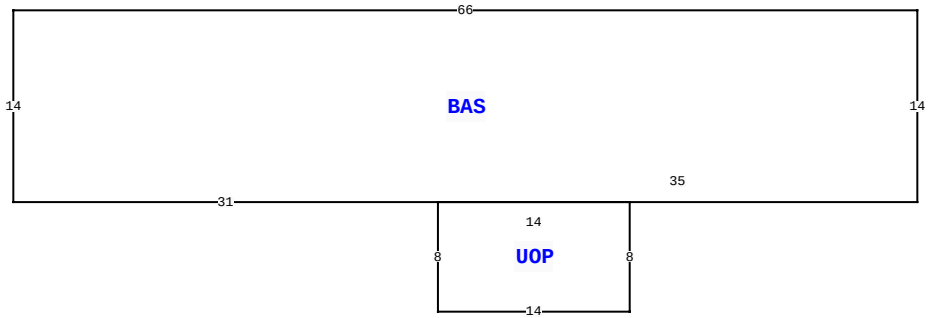
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	924	100		924	25,924
UOP	112	25		28	786
TOTALS	1,036			952	26,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	952	116.9000	70.14	66,773	1996	1996	0	0	0	60.00	40.00

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



234 SW SWEETGUM 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	26,709
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	20,350
TOTAL MARKET VALUE	50,259
SOH/AGL Deduction	9,011
ASSESSED VALUE	41,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,248
TOTAL JUST VALUE	50,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043696	Electrical Servic	0	02/14/2022
22269	M H	250	08/31/2004
13439	M H	125	12/22/1997
6804	M H	60	02/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/0181	12/14/2006	WD	Q	I	04	100
GRANTOR: WESTRIDGE INC						
GRANTEE: JAY S DAVIS						
1017/0195	2/15/2004	CD	Q	V		13,900
GRANTOR: WESTRIDGE INC						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E31 UOP= S8 E14 N8 W14$ E35 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	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
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 3,200

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	0		RMH-	2110.00	145.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 10/02/2023 BY JB Total Acres: 0.37 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 07/07/2025 BY SYS