

LOT 58 WOODGATE VILLAGE UNIT 2.
797-1463, 850-968, DC 993-220, C

PHETSOUPHAN MARY E/JORAH LORETTA J
264 SW WOODGATE TER
LAKE CITY, FL 32024-1035

2026

05-4S-16-02777-158



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	5416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	51,983
TOTALS	2,356			2,356	51,983

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RMH-2	97.00	120.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	91.9350	55.16	129,957	1999	1999		0	0	60.00	40.00
2 MOBILE HME 0% - 2025 Heated Area: 2356 HX Base Yr												
264 SW WOODGATE TER, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/21/2023 MLU												

TOTAL OB/XF												
4,700												

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		51,983	
TOTAL MARKET OB/XF VALUE		4,700	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		75,183	
SOH/AGL Deduction		0	
ASSESSED VALUE		75,183	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		75,183	
TOTAL JUST VALUE		75,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,183	

LAND:1:1: 0.26 AC.

SALE:1:1: LOT 58 UNIT II WOODGATE VILLAGE

BLDG:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14277	M H	125	07/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1566	9/16/2025	PB	U	I	18	0

GRANTOR: GROVER DANIEL W

GRANTEE: PHETSOUPHAN MARY E

1237/2070

7/03/2012

WD

U

I

12

69,000

GRANTOR: FRIER FINANCE INC

GRANTEE: DANIEL W GROVER

BUILDING NOTES