LOT 1 WOODGATE VILLAGE UNIT 3.
ALSO BEG SW COR OF LOT 59 OF
VILLAGE WOOD UNIT 2, RUN S 29

KOGER ROBERT J
230 SW WOODGATE TER
LAKE CITY, FL 32024

2026

05-4S-16-02810-301

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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

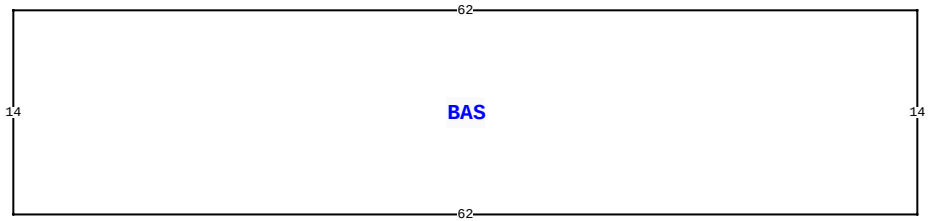
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100		868	23,936
TOTALS	868			868	23,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	868	114.9000	68.94	59,840	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 868 HX Base Yr



250 SW WOODGATE TER, 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	23,936
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	16,650
TOTAL MARKET VALUE	43,586
SOH/AGL Deduction	10,268
ASSESSED VALUE	33,318
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,318
TOTAL JUST VALUE	43,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,586

SALE:2:1: LOT 1 WOODGATE VILLAGE UNIT III

PRMT:2:1: O. DEXTER

LAND:1:1: 0.51 AC. ADJ;4 OVER LOOKS RET POND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12130	M H	125	02/10/1997
11410	M H	125	07/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/0521	2/12/2010	WD	Q	I	01	35,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: ROBERT J KOGER						
1184/1279	11/19/2009	WD	U	I	38	11,500
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S14 E62 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	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 3,000

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.63 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/12/2025 BY SYS