LOT 18 WOODGATE VILLAGE UNIT 2.

784-921, 837-2128, 837-2129, 939

SEARS ROSS JAY
274 SW EMERAOLD ST
LAKE CITY, FL 32024

2026

08-4S-16-02810-118

BUILDING CHARACTERISTICS

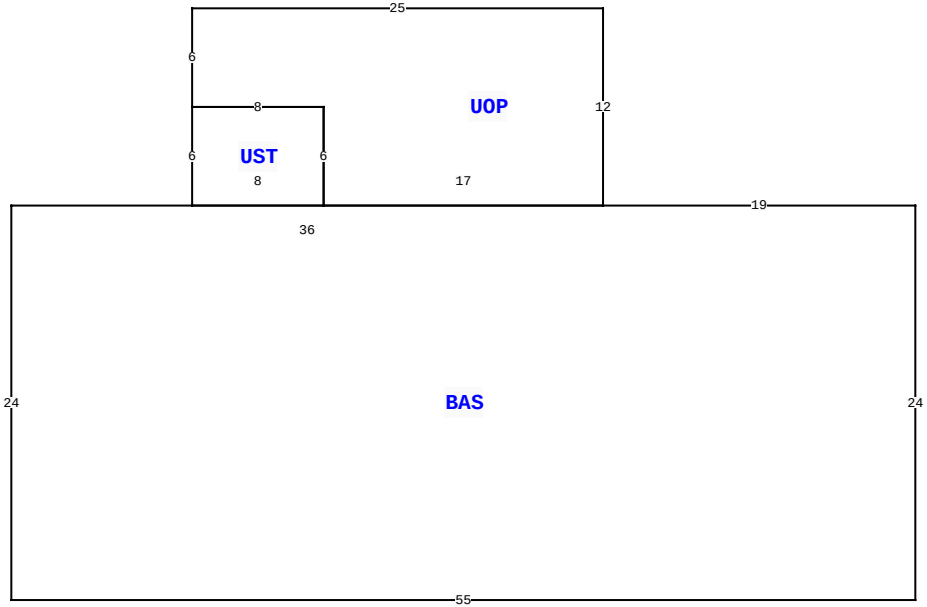
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,320	100		1,320	36,400
UOP	252	25		63	1,737
UST	48	45		22	607
TOTALS	1,620			1,405	38,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,405	114.9000	68.94	96,861	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1320 HX Base Yr



323 SW WOODGATE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,744
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	61,444
SOH/AGL Deduction	9,077
ASSESSED VALUE	52,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,367
TOTAL JUST VALUE	61,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,444

SALE:4:1: UNREC INSTRUMENT

XFOB:2:1: SCOTT MH #SHS2WGA23846883A&B ON DEED

SALE:2:1: ? PRICE

LAND:1:1: 0.30 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1171/2222	1/23/2009	WD	U	I	38	57,000
GRANTOR: WILLIAM E DROW						
GRANTEE: ROSS JAY SEARS						
1113/0602	3/07/2007	WD	Q	I		60,000
GRANTOR: ROSS JAY SEARS						
GRANTEE: WILLIAM E DROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N12 W25 S6 UST= S6 E8 N6 W8$ E8 S6 E17 $ W36 S24 E55 N24$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
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 4,200

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-2	90.00	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 KS Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS