LOT 26 WOODGATE VILLAGE UNIT 2.
753-1650, 835-2419,2421, 950-234

HALTIWANGER SANDRA D
180 SW NAPLES GLN
LAKE CITY, FL 32024

2026

08-4S-16-02810-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

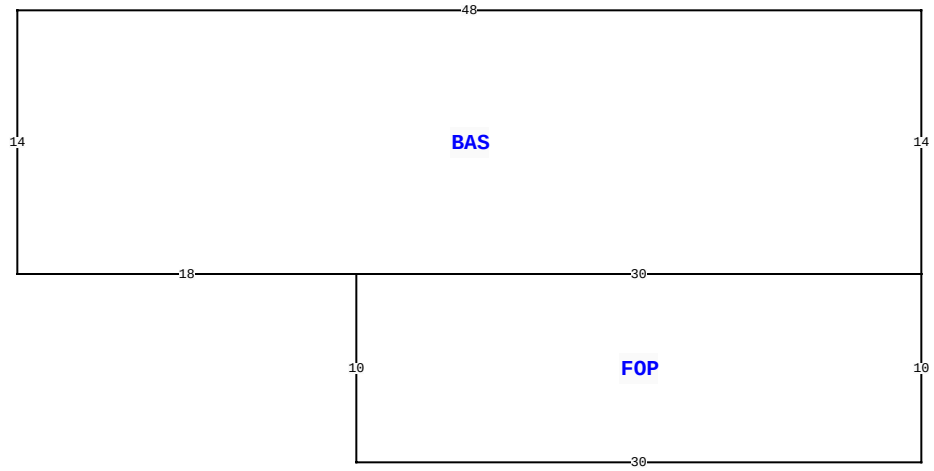
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	672	100		672	9,626
FOP	300	35		105	1,504
TOTALS	972			777	11,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	777	59.6880	35.81	27,824	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



180 SW NAPLES 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: 3	Tax Dist:
BUILDING MARKET VALUE	11,130
TOTAL MARKET OB/XF VALUE	5,140
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	34,770
SOH/AGL Deduction	1,196
ASSESSED VALUE	33,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,574
TOTAL JUST VALUE	34,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/1066	1/07/2015	WD	U	I	11	100
GRANTOR: BETTY M HALTIWANGER						
GRANTEE: SANDRA D HALTIWANGE						
0950/2349	4/05/2002	WD	Q	I		26,000
GRANTOR: KIRBY						
GRANTEE: HALTIWANGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E18 FOP= S10 E30 N10 W30$ E30 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	0060	CARPORT F	0	0	14	24	336.00	UT	5.00	5.00	50	1993	1993	3	50	840	
2	0296	SHED METAL	0	0	10	13	1.00	UT	400.00	400.00	25	1992	1992	3	25	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,140

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	0102	C	SFR/MH	0		RMH-2	96.00	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: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/06/2025 BY SYS