

LOT 28 WOODGATE VILLAGE UNIT 2
ORB 609-740, 840-2118, 844-001
QCD 1212-704 & QCD 1278-650

KRAUSS JERRY D/
105 SE 851ST AVE
OLD TOWN, FL 32680

2026

08-4S-16-02810-128



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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		06
NEIGHBORHOOD/LOC	8416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	23,247
FSP	112	40		45	1,090
TOTALS	1,072			1,005	24,337

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	8	10	80.00	UT	5.00
2	0261	PRCH, UOP	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	0102	C	SFR/MH	0		RMH-2	90.00	145.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,005	100.9000	60.54	60,843	1987	1987	0	0	0 60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr											
146 SW NAPLES GLN, LAKE CITY											

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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						24,337						
TOTAL MARKET OB/XF VALUE						3,250						
TOTAL LAND VALUE - MARKET						18,500						
TOTAL MARKET VALUE						46,087						
SOH/AGL Deduction						5,506						
ASSESSED VALUE						40,581						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						40,581						
TOTAL JUST VALUE						46,087						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						46,087						
SALE:3:1:												
SALE:2:1: INCLUDED SEPTIC TANK & CULVERT												
XFOB:1:1: DERV M H												
LAND:1:1: 0.30 AC.												
PERMIT NUM			DESCRIPTION				AMT			ISSUED		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE			
1278/0650		3/07/2011		QC	U	I	11	500				
GRANTOR:ELIZABETH KRAUSS												
GRANTEE:LINDA G MUSGROVE												
1212/0704		3/07/2011		QC	U	I	11	500				
GRANTOR:ELIZABETH KRAUSS												
GRANTEE:LINDA G MUSGROVE												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W40 S24 E12 FSP= S8 E14N8 W14\$ E28 N24\$.												