LOT 34 WOODGATE VILLAGE UNIT 2
745-598, 772-948, 819-2210, 829-

GONZALEZ YOSELIN/GONZALEZ VICTOR TEJEDA
157 SW CAMEL GLN
LAKE CITY, FL 32024

2026

08-4S-16-02810-134

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

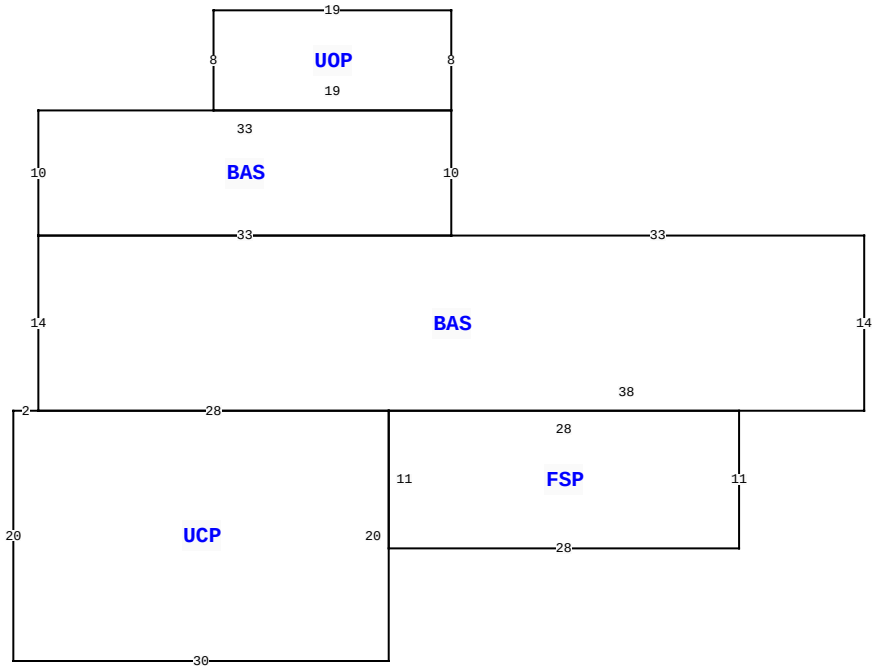
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	330	100		330	9,179
BAS	924	100		924	25,702
FSP	308	40		123	3,421
UCP	600	20		120	3,338
UOP	152	25		38	1,057
TOTALS	2,314			1,535	42,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,535	115.9000	69.54	106,744	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 1254 HX Base Yr 2020



157 SW CAMEL 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		42,698
TOTAL MARKET OB/XF VALUE		7,688
TOTAL LAND VALUE - MARKET		17,575
TOTAL MARKET VALUE		67,961
SOH/AGL Deduction		27,699
ASSESSED VALUE		40,262
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,262
TOTAL JUST VALUE		67,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7003	M H	0	04/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/1720	12/17/2022	QC	U	I	11	100
GRANTOR: GONZALEZ YOSELIN						
GRANTEE: GONZALEZ YOSELIN						
1395/0190	9/17/2019	WD	Q	I	01	42,000
GRANTOR: AJK REAL ESTATE HOLDI						
GRANTEE: YOSELIN GONZALEZ &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 BAS= N10 UOP= N8 W19 S8 E19$ W33 S10 E33$ W33 S14
UCP= W2 S20 E30 N20 W28$ E28 FSP= S11 E28 N11 W28$ E38 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	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	2000	2000	3	100	720	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2000	2000	3	100	400	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	0	0	1,184.00	UT	2.00	2.00	100	2000	2000	3	100	2,368	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,688

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	100		RMH-2	43.00	105.00	1.00	LT		1.00	1.00	0.95	18,500.00	17,575.00	17,575							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.10 Total Land Value: 17,575 Market: 0 Agricultural: 0 Common: 17,575 PRINTED 11/21/2025 BY SYS