LOT 36 WOODGATE VILLAGE UNIT 2.
804-1648,1650, 822-1785, 829-118

TRUST NO 160 SW CAMEL GLEN DATED JUNE 30, 2021
C/O MARK F MOSS, ESQ, 301 W BAY ST SUITE 1457
JACKSONVILLE, FL 32202

2026

08-4S-16-02810-136

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

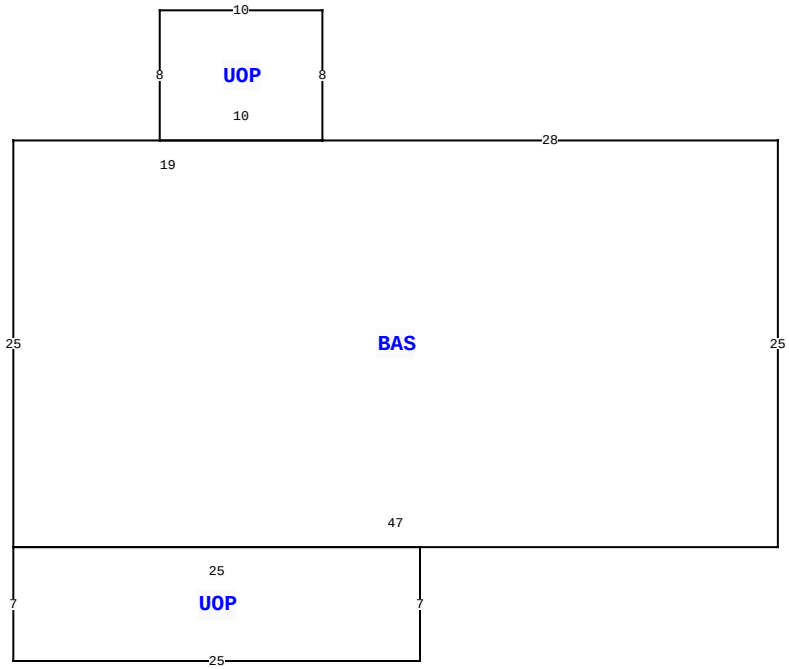
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,175	100		1,175	32,684
UOP	80	25		20	556
UOP	175	25		44	1,224
TOTALS	1,430			1,239	34,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,239	115.9000	69.54	86,160	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1175 HX Base Yr



160 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	34,464
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	57,464
SOH/AGL Deduction	2,777
ASSESSED VALUE	54,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,687
TOTAL JUST VALUE	57,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1812	6/30/2021	WD	U	I	11	100
GRANTOR: ORTIZ DENISE						
GRANTEE: TRUST NO 160 SW CAM						
1414/1142	6/30/2020	WD	Q	I	01	47,000
GRANTOR: BRIAN S & CHRISTEEN S						
GRANTEE: DENISE ORTIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N8 W10 S8 E10$ W19 S25 UOP= S7 E25 N7 W25$E47 N25$.

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	2006	2006	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	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 4,500

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	58.00	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: 0.19 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/21/2025 BY SYS