LOT 37 WOODGATE VILLAGE UNIT 2
784-860, 786-1892, 786-1896,
DC 1001-1183, DC 1369-2596, PB

MATTHEWS JOSEPH
146 SW CAMEL GLN
LAKE CITY, FL 32024

2026

08-4S-16-02810-137

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

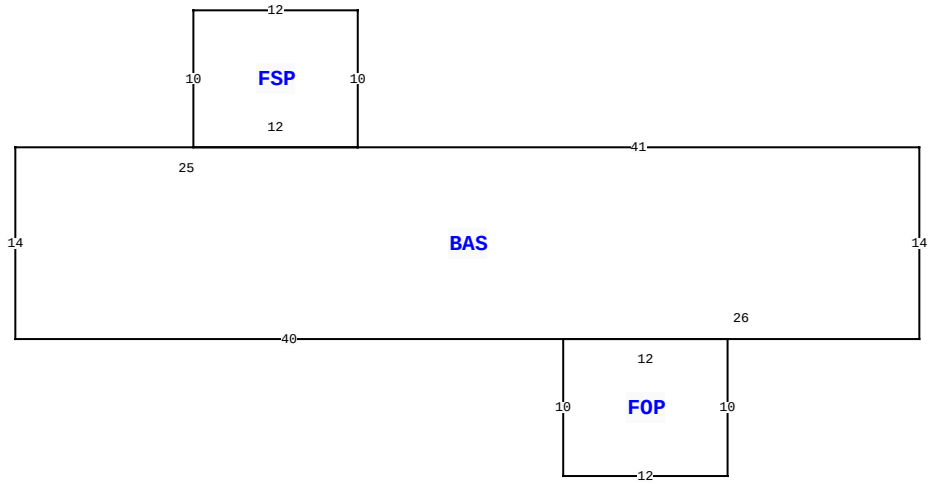
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	924	100		924	22,376
FOP	120	35		42	1,017
FSP	120	40		48	1,162
TOTALS	1,164			1,014	24,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,014	100.9000	60.54	61,388	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 924 HX Base Yr 2020



146 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		24,555
TOTAL MARKET OB/XF VALUE		6,220
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		49,275
SOH/AGL Deduction		18,723
ASSESSED VALUE		30,552
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,552
TOTAL JUST VALUE		49,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,275

SALE:2:1: LOT 37 UNIT II WOODGATE VILLAGE
XFOB:1:1: REDMAN ID#146M7876 ORB 786-1896
SALE:1:1: LOT 37 UNIT II WOODGATE VILLAGE
PRMT:1:1: 14X70 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7037	M H	60	04/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0301	1/24/2019	WD	U	I	11	100
GRANTOR: DOLORES H DISPENNETT						
GRANTEE: JOSEPH MATTHEWS						
1372/0161	11/02/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (THERE						
GRANTEE: DOLORES H DISPENNET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FSP= N10 W12 S10 E12$ W25 S14 E40 FOP= S10 E12 N10 W12$ E26 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	300	
2	0166	CONC,PAVMT	0	100	20	34	680.00	UT	2.00	2.00	100	1994	1994	3	100	1,360	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	6	10	60.00	UT	5.00	5.00	100	1994	1994	3	100	300	
5	0060	CARPORT F	0	100	20	21	420.00	UT	3.00	3.00	100	1994	1994	3	100	1,260	

LAND DESCRIPTION

TOTAL OB/XF 6,220

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	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 10/07/2025 BY SYS