LOT 38 WOODGATE VILLAGE UNIT 2
784-961, 887-2039, 901-116,118
WD 1372-1378,

19 $ * LANDTRUST LLC
1468 SW MAIN BLVD # 105-1
LAKE CITY, FL 32025

2026

08-4S-16-02810-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

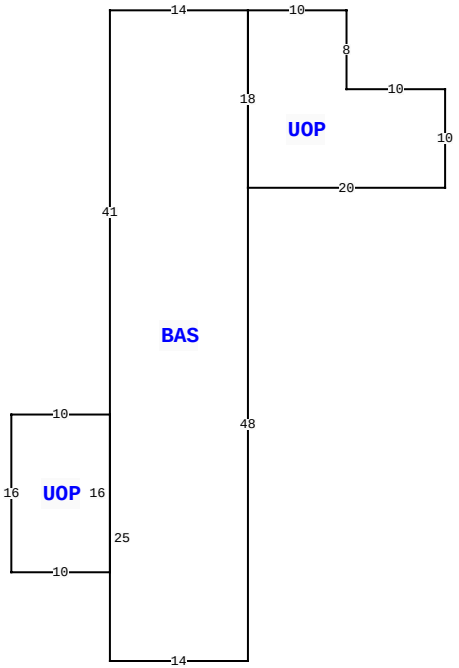
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	17,423
UOP	160	25		40	754
UOP	280	25		70	1,320
TOTALS	1,364			1,034	19,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,034	78.5745	47.14	48,743	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



130 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	19,497
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	40,997
SOH/AGL Deduction	4,384
ASSESSED VALUE	36,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,613
TOTAL JUST VALUE	40,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,997

SALE:2:2: MH IS STILL THERE
SALE:2:1: SALE OF MH WAS A SEPERATE TRANSACTION BU
SALE:1:1: LOT 38, UNIT II, WOODGATE VILLAGE
XFOB:1:1: EDGE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1372/1378	9/29/2018	WD	Q	I	01	1,000
GRANTOR: PENNY RATLIFF						
GRANTEE: 19 $ * LANDTRUST LL						
0901/0116	4/20/2000	WD	Q	I		29,500
GRANTOR: STOCK'S						
GRANTEE: P RATLIFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S41 UOP= W10 S16 E10 N16$ S25 E14 N48 UOP= E20 N10 W10 N8 W10 S18 $ N18$.

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	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 3,000

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	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 11/21/2025 BY SYS