LOT 41 WOODGATE VILLAGE S/D UNIT
835-1537, WD 1147-425, WD 1151-2

DOWLING DAVID LEE
101 SW HOBBY PL
LAKE CITY, FL 32024

2026

08-4S-16-02810-141

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

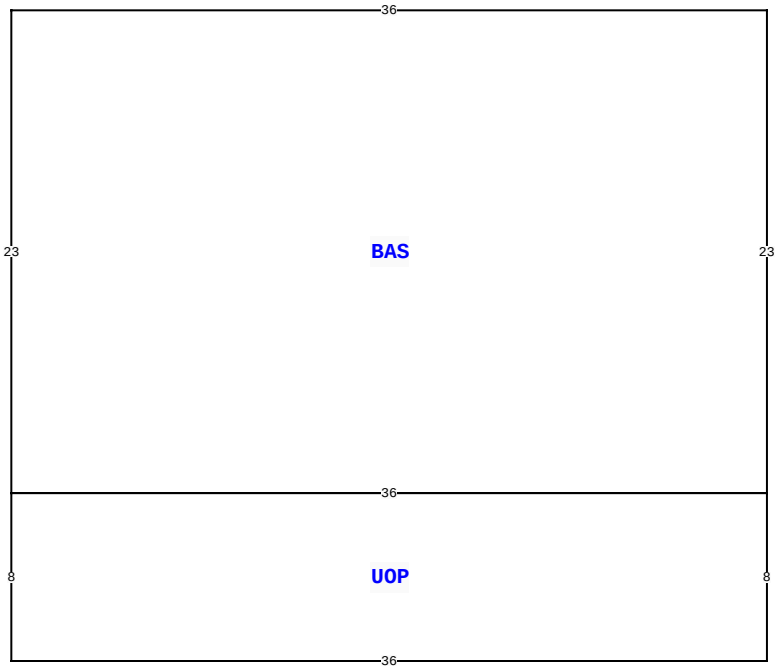
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	828	100		828	20,657
UOP	288	25		72	1,796
TOTALS	1,116			900	22,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	900	103.9500	62.37	56,133	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 828 HX Base Yr 2025



101 SW HOBBY PL, 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		22,453
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		48,353
SOH/AGL Deduction		0
ASSESSED VALUE		48,353
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,353
TOTAL JUST VALUE		48,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,353

LAND:1:1: LOT 41

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051943	Electrical Servic	0	12/30/2024
000051347	Electrical Servic	0	10/31/2024
000048258	Electrical Servic	6,169	09/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/148	8/13/2021	PR	U	I	19	100
GRANTOR: DUMKE KAREN PR ESTATE						
GRANTEE: DOWLING DAVID LEE						
1151/2152	6/03/2008	WD	Q	I		29,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: BILLY & MARY DOWLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S23 UOP= S8 E36 N8 W36$ E36 N23$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1994	1994	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/19/2025 BY tommy Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/08/2025 BY SYS