LOT 46 WOODGATE VILLAGE UNIT 2
ORB 740-663,784-857,821-107 &
109,WD 1001-207,DC 1226-1239,

MERCER CHARLES T
238 SW BLUEBERRY PL
LAKE CITY, FL 32024-4353

2026

08-4S-16-02810-146

BUILDING CHARACTERISTICS

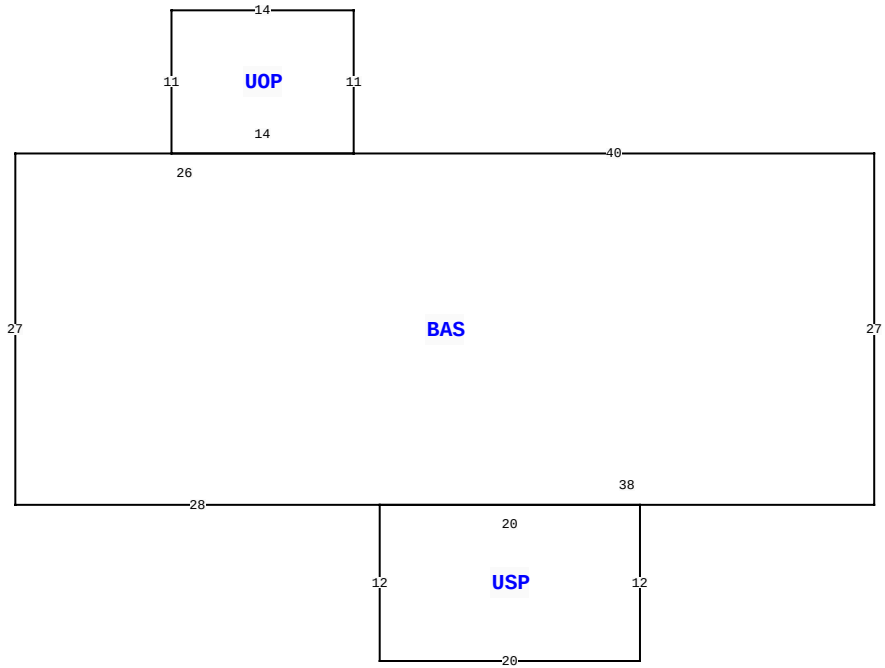
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,782	100		1,782	45,384
UOP	154	25		38	968
USP	240	35		84	2,139
TOTALS	2,176			1,904	48,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,904	106.1100	63.67	121,228	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1782 HX Base Yr



162 SW HOBBY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,491
TOTAL MARKET OB/XF VALUE	9,750
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	76,741
SOH/AGL Deduction	7,107
ASSESSED VALUE	69,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,634
TOTAL JUST VALUE	76,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,741

SALE:2:1: LOT 46 UNIT II WOODGATE VILLAGE

SALE:1:1: LOT 46 WOODGATE VILLAGE/ 1992 66 X 28 MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1287/0369	12/23/2014	WD	Q	I	01	34,000
GRANTOR: JONITA K BROTHERS (SI						
GRANTEE: CHARLES T MERCER						
1001/0207	12/01/2003	WD	Q	I		61,500
GRANTOR: PHILIP W & JENNIFER M						
GRANTEE: JOHN O JR & JONITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N11 W14 S11 E14$ W26 S27 E28 USP= S12 E20 N12 W20$ E38 N27$.

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	0	10	13	130.00	UT	5.00	5.00	100	1994	1994	3	100	650	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 9,750

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	86.00	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: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/13/2025 BY SYS