

LOT 47 WOODGATE VILLAGE UNIT 2.
740-663, 758-1269, DC 1271-1883,

COMTE STEPHANNE JEAN/PRITCHET JOHNNY
178 SW HOBBY PL
LAKE CITY, FL 32024

2026

08-4S-16-02810-147



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	784	100	2026	784	85,576
TOTALS	784			784	85,576

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	15	56	840.00	UT	1.40
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RMH-2	86.00	145.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0202	02	784	112.5000	111.38	87,322	2025	2025	0	0	2.00	98.00	
1 MANUF 2 0% - 2026 Heated Area: 784 HX Base Yr												
14 56 14 56 BAS 2026												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/21/2023 MLU												

TOTAL OB/XF												
4,176												

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4,176												

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1 3												
VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 3 Tax Dist:												
BUILDING MARKET VALUE 85,576												
TOTAL MARKET OB/XF VALUE 4,176												
TOTAL LAND VALUE - MARKET 18,500												
TOTAL MARKET VALUE 108,252												
SOH/AGL Deduction 0												
ASSESSED VALUE 108,252												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 108,252												
TOTAL JUST VALUE 108,252												
NCON VALUE 85,576												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 23,076												
XFOB:1:1: HOMES OF MERIT MH												
PERMIT NUM DESCRIPTION AMT ISSUED												
000052722 Mobile Home 04/24/2025												
000052838 Right-of-Way Acce 04/07/2025												
27731 M H 0 04/07/2009												
SALES DATA												
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE												
1538/1380 4/21/2025 WD Q V 01 23,700												
GRANTOR: STARS & STRIPES MOBIL												
GRANTEE: COMTE STEPHANNE JEA												
1535/518 3/07/2025 WD U V 37 20,000												
GRANTOR: PREMIER DEVELOPMENT F												
GRANTEE: STARS & STRIPES MOB												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=18,9] E56 S14 W56 N14 \$												