LOT 48 WOODGATE VILLAGE UNIT 2
ORB 784-943, 803-753,
981-2103, SWD 1009-1609, QC

MERCER CHARLES
238 SW BLUEBERRY PL
LAKE CITY, FL 32024

2026

08-4S-16-02810-148

BUILDING CHARACTERISTICS

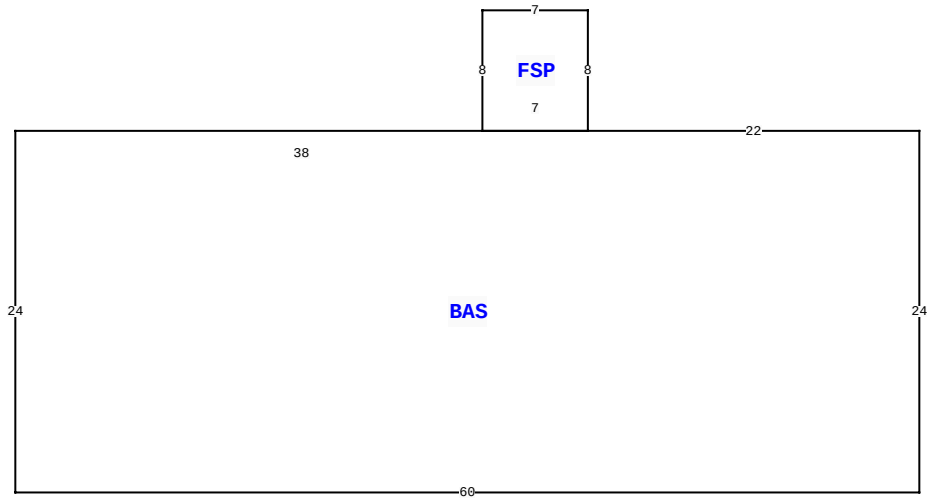
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,440	100		1,440	36,052
FSP	56	40		22	551
TOTALS	1,496			1,462	36,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,462	104.3100	62.59	91,507	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr



167 SW HOBBY PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,603
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	58,403
SOH/AGL Deduction	9,105
ASSESSED VALUE	49,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,298
TOTAL JUST VALUE	58,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,403

SALE:3:1: LOT 48 UNIT II WOODGATE VILLAGE

SALE:2:1: WD REPLACING AGREEMENT

SALE:1:1: LOT 48 UNIT 2 WOODGATE VILLAGE

LAND:1:1: 0.38 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1354/1389	2/21/2018	QC	U	I	11	17,500
GRANTOR: MERCYLYN MCCREA						
GRANTEE: CHARLES MERCER						
1009/1609	3/09/2004	WD	Q	I	01	14,000
GRANTOR: AMERICAN GENERAL						
GRANTEE: ROBERT & MERCYLYN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N8 W7 S8 E7$ W38 S24 E60 N24$.

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	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	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 3,300

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	0		RMH-2	95.00	174.00	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: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/13/2025 BY SYS