

LOT 51 WOODGATE VILLAGE UNIT 2.

784-945, 802-1098, 826-2340, 826

FREEMAN SHANNON LEE/FREEMAN DARREN LEE

PO BOX 535

SHERMAN, NY 14781

2026

08-4S-16-02810-151



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
Exterior Wall	08	WD OR PLY 100	0800	02	975	92.6100	55.57	54,181	1986	1986	0	0	60.00	40.00															
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 0% - 2022													Heated Area: 960 HX Base Yr													
Roof Cover	01	MINIMUM 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	960	100		960	21,339																								
UOP	60	25		15	334																								
TOTALS		1,020		975	21,672																								
EXTRA FEATURES										392 SW WOODGATE TER, LAKE CITY																			
L N	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200													
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100													
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	80.00	135.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500												
REVIEW DATE 10/02/2023 BY JB																													
Total Acres: 0.25					Total Land Value: 18,500					Market: 0					Agricultural: 0					Common: 18,500					PRINTED 11/13/2025 BY SYS				