LOT 55 WOODGATE VILLAGE UNIT 2.

657-713, 805-213, WD 1524-2619,

BROWN JONETTE
187 SW HOSFORD CT
LAKE CITY, FL 32024

2026

08-4S-16-02810-155

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

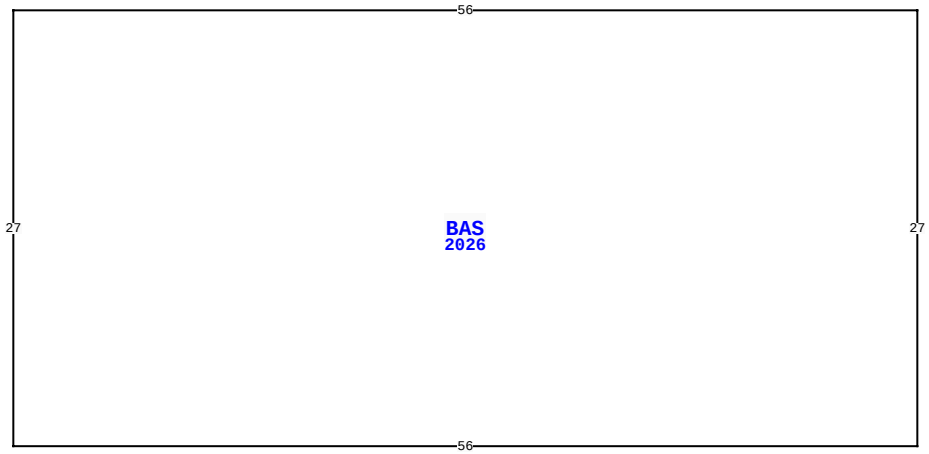
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,512	100	2026	1,512	172,462
TOTALS	1,512			1,512	172,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,512	113.0000	116.39	175,982	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 0% - 2026 Heated Area: 1512 HX Base Yr



332 SW WOODGATE TER, 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	172,462
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	197,962
SOH/AGL Deduction	0
ASSESSED VALUE	197,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,962
TOTAL JUST VALUE	197,962
NCON VALUE	172,462
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,500

LAND:1:1: 0.30 AC.

XFOB:1:1: SPRINGHILL M H

SALE:1:1: LOT 55 WOODGATE VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051621	Mobile Home		11/25/2024
000051179	Right-of-Way Acce		10/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/2619	9/19/2024	WD	Q	I	01	5,000
GRANTOR: CARTER JOHN W						
GRANTEE: BROWN JONETTE						
0805/0213	5/04/1995	WD	Q	I		31,500
GRANTOR: JUNE A JOYNER						
GRANTEE: JOHN W CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=14,22] E56 S27 W56 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	97.00	135.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/11/2025 BY JB Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/12/2025 BY SYS