LOT 7 WOODGATE VILLAGE UNIT 3.
792-349, 792-619, WD 1101-2150,

O'BARR RICHARD DALE/O'BARR GENELL SAMPLES
17419 25TH RD
LAKE CITY, FL 32024

2026

08-4S-16-02810-307

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

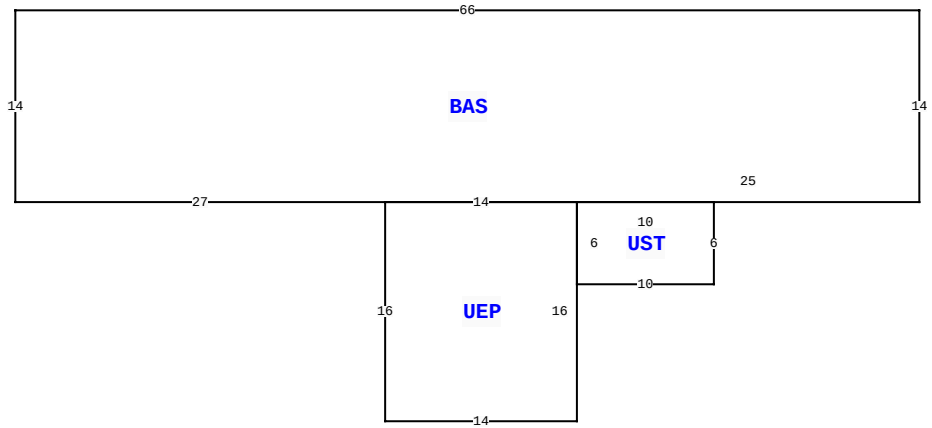
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 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	924	100		924	20,602
UEP	224	70		157	3,500
UST	60	45		27	602
TOTALS	1,208			1,108	24,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,108	92.9000	55.74	61,760	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



2315 SW BIRLEY AVE, 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	24,704
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	12,950
TOTAL MARKET VALUE	40,854
SOH/AGL Deduction	5,642
ASSESSED VALUE	35,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,212
TOTAL JUST VALUE	40,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,854

LAND:1:1: 0.50 AC. (RET. POND ON PART OF LOT)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8477	M H	125	06/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/2475	2/06/2019	WD	U	I	11	100
GRANTOR: RICHARD DALE O'BARR &						
GRANTEE: RICHARD DALE O'BARR						
1373/2544	11/29/2018	WD	U	I	12	24,000
GRANTOR: TD BANK NATIONAL ASSO						
GRANTEE: RICHARD DALE O'BARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E27 UEP= S16 E14 N16 W14$ E14 UST= S6 E10 N6 W10$ E25 N14$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
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 3,200

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		RSF/MH	122.00	180.00	1.00	LT		1.00	1.00	0.70	18,500.00	12,950.00	12,950							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.50 Total Land Value: 12,950 Market: 0 Agricultural: 0 Common: 12,950 PRINTED 11/12/2025 BY SYS