

LOT 13 WOODGATE VILLAGE UNIT 3.
775-282, QC 1493-417, DC 1499-27

LASHLEY JENNIFER RENEE
252 SW HOBBY PL
LAKE C ITY, FL 32024

2026

08-4S-16-02810-313



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2.5 100
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	0200MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	8416.0100 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	51,665
UOP	96	25		24	656

TOTALS	1,986			1,914	52,321
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00
4	0296	SHED METAL	0	100	10	12	1.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	100		RSF/MH	0.00	155.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,914	113.9000	68.34	130,803	1996	1996	0	0	0	60.00	40.00	
2 MOBILE HME 100% - 2024 Heated Area: 1890 HX Base Yr 2024													
27 48 22 8 12 UOP 8 12 27 70 BAS													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/21/2023 MLU													

252 SW HOBBY PL, LAKE CITY

TOTAL OB/XF													
4,600													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		52,321	
TOTAL MARKET OB/XF VALUE		4,600	
TOTAL LAND VALUE - MARKET		17,575	
TOTAL MARKET VALUE		74,496	
SOH/AGL Deduction		53,755	
ASSESSED VALUE		20,741	
TOTAL EXEMPTION VALUE		HX HB VX 20,741	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		74,496	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049680	Roof Replacement	11,445	04/23/2024
7351	M H	60	07/08/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1493/417	6/19/2023	QC	U	I	11	90,000	
GRANTOR: METCALF CHARLES M							
GRANTEE: LASHLEY JENNIFER RE							
0775/0282	5/21/1993	WD	Q	V		11,000	
GRANTOR: WESTRIDGE INC							
GRANTEE: CHARLES METCALF							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W70 S27 E48 UOP= S8 E12N8 W12S E22 N27\$.									