LOT 14 WOODGATE VILLAGE UNIT 3.
777-42, 780-333, QC 1025-817, WD

BRENEGAN KEITH ALLEN/BRENEGAN GENEVIEVE
226 SW HOBBY PL
LAKE CITY, FL 32024

2026

08-4S-16-02810-314

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	05

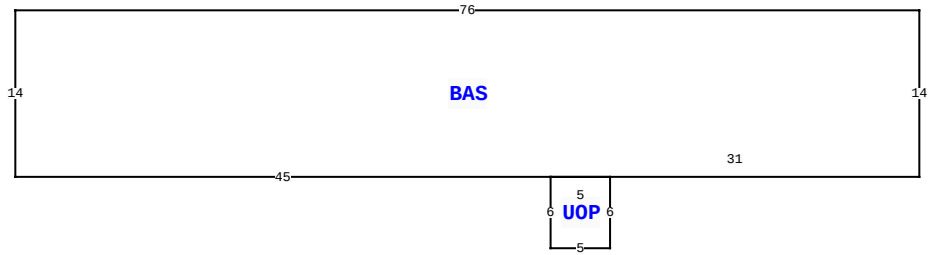
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 8416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	31,865
UOP	30	25		8	240
TOTALS	1,094			1,072	32,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,072	106.2000	63.72	68,308	1993	2005	0	0	0	53.00	47.00

1 MOBILE HME 100% - 2021 Heated Area: 1064 HX Base Yr 2021



226 SW HOBBY PL, 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		32,105
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		54,405
SOH/AGL Deduction		9,116
ASSESSED VALUE		45,289
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,289
TOTAL JUST VALUE		54,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,137

XFOB:1:1: CLASSIC MH
SALE:1:1: LOT 14 WOODGATE VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054223	Electrical Servic		10/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/2132	2/26/2020	WD	U	I	11	0
GRANTOR: SAMASTA2013 LLC						
GRANTEE: KEITH A BRENEGAN &						
1406/2053	2/26/2020	WD	U	I	11	100
GRANTOR: JOE CHAKKOLA						
GRANTEE: SAMASTA2013 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E45 UOP= S6 E5 N6 W5$ E31 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	100		RSF/MH	141.00	155.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							
2	0000	C	VAC RES	100		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS