LOT 15 WOODGATE VILLAGE UNIT 3

ORB 777-040, 780-334, 818-743, 8

CHARLAND WILLIAM L/CHARLAND CAROL
10416 KENDRICK ST
WHITE SPRINGS, FL 32096-2112

2026

08-4S-16-02810-315

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	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
Quality	05	05

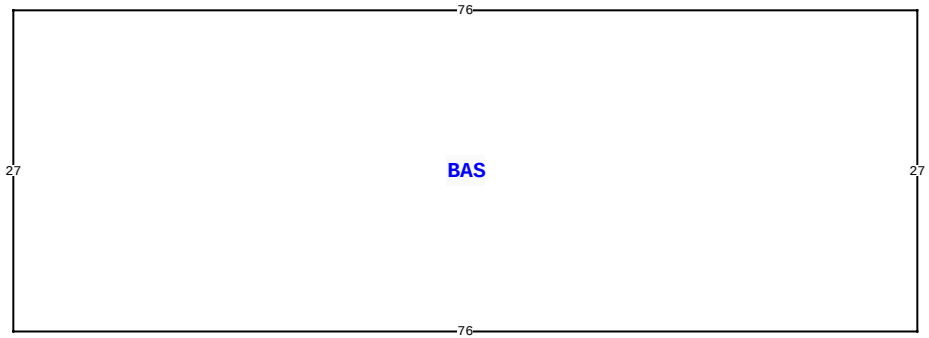
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	122,961
TOTALS	2,052			2,052	122,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	115.9000	108.95	223,565	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 2052 HX Base Yr



200 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	122,961
TOTAL MARKET OB/XF VALUE	4,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	145,861
SOH/AGL Deduction	0
ASSESSED VALUE	145,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,861
TOTAL JUST VALUE	145,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26069	M H	342	07/27/2007
7263	M H	60	06/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1246/0373	12/07/2012	WD	U	I	38	38,100
GRANTOR: ANISSAL L DOUBERLY &						
GRANTEE: WILLIAM I CHARLAND						
1125/2746	7/20/2007	WD	Q	V		30,000
GRANTOR: COLLINS						
GRANTEE: DOUBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
3	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 4,400

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	141.00	155.00	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: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS