LOT 22 WOODGATE VILLAGE UNIT 3

780-333, 840-2040, QC 1057-1976,

THOMAS JACK/THOMAS FRANK
178 SW HOSFORD CT
LAKE CITY, FL 32024

2026

08-4S-16-02810-322

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

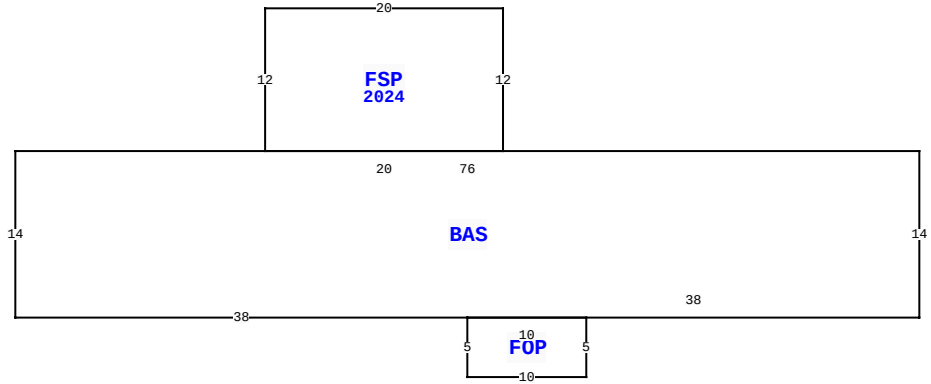
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	76,194
FOP	50	35		18	1,289
FSP	240	40	2024	96	6,874
TOTALS	1,354			1,178	84,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,178	117.2000	110.17	129,780	1997	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2024 Heated Area: 1064 HX Base Yr 2024



178 SW HOSFORD CT, 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		84,357
TOTAL MARKET OB/XF VALUE		12,286
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		115,143
SOH/AGL Deduction		0
ASSESSED VALUE		115,143
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,421
TOTAL JUST VALUE		115,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,036

PRMT:1:1: MEADE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12564	M H	125	05/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/924	6/07/2023	WD	Q	I	01	123,000

GRANTOR: BENNETT NETTYE JO AS

GRANTEE: THOMAS JACK

1402/0159	12/26/2019	WD	Q	I	01	62,000

GRANTOR: DEBRA L CAPOZZI

GRANTEE: NETTYE JO BENNETT A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S14 E38 E38 N14 $
FOP=[ORIG=-38,14] S5 E10 N5 W10 $
FSP=[YR=2024;ORIG=-55,0] N12 E20 S12 W20 $
.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0140	CLFENCE 6	0	100	0	0	784.00	UT	3.00	3.00	100	1997	1997	3	100	2,352	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	2,178.00	2,178.00	75	1997	1997	3	75	1,634	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 12,286

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/10/2023 BY TP Total Acres: 0.66 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS