LOT 26 WOODGATE VILLAGE UNIT 3.

780-334, 801-2152 949-2265, 950-

WILSON FRANK TYLER
239 SW BLUEBERRY PL
LAKE CITY, FL 32024

2026

08-4S-16-02810-326

BUILDING CHARACTERISTICS

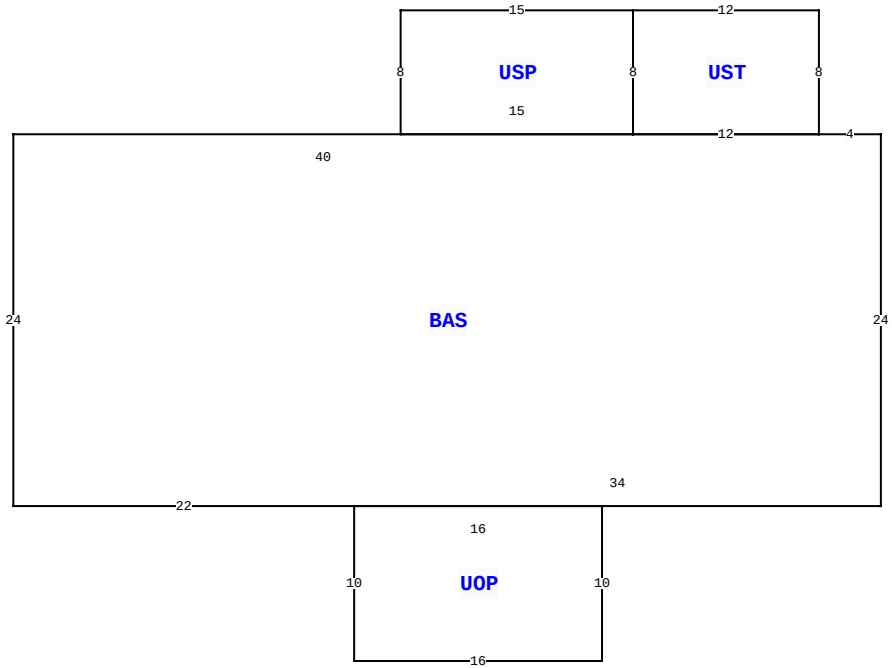
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,344	100		1,344	36,417
UOP	160	25		40	1,084
USP	120	35		42	1,138
UST	96	45		43	1,165
TOTALS	1,720			1,469	39,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,469	112.9000	67.74	99,510	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1344 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

102 SW HOSFORD CT, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	39,804
TOTAL MARKET OB/XF VALUE	4,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	62,904
SOH/AGL Deduction	0
ASSESSED VALUE	62,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,904
TOTAL JUST VALUE	62,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,904

BLDG:2:1: BROA MH

LAND:1:1: 0.50 AC.

SALE:1:1: LOT 26 WOODGATE VILAGE UNIT III

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/466	10/28/2024	WD	U	I	37	47,500

GRANTOR: FORBES ELIZABETH

GRANTEE: WILSON FRANK TYLER

1522/1262	7/22/2024	LE	U	I	14	100

GRANTOR: FAXON MARLENE (ENH LE

GRANTEE: FORBES ELIZABETH (R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UST= N8 W12 S8 E12$ W12 USP= N8 W15 S8 E15 $ W40 S24 E22 UOP= S10 E16 N10 W16$ E34 N24$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	0	12	20	240.00	UT	5.00	5.00	50	2006	2006	3	50	600	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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

REVIEW DATE 12/17/2024 BY TP Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS