LOT 6 OAKS AT WOODBOROUGH.

WD 1186-2079, WD 1279-1125,

STEINBERG ERIC
122 NW OAK LEAF GLN
LAKE CITY, FL 32055

2026

23-3S-16-02270-056

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

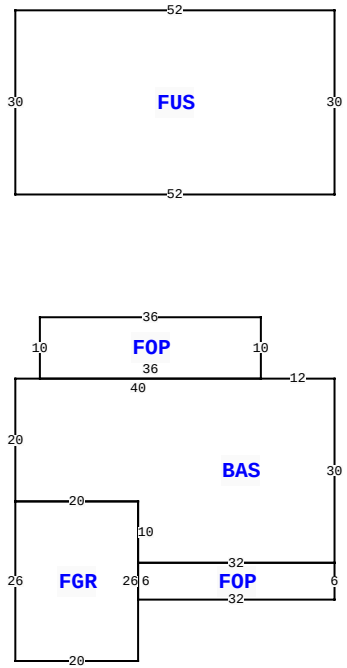
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	02	02 100
Quality	06	06
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100		1,360	108,944
FGR	520	55		286	22,911
FOP	192	30		58	4,646
FOP	360	30		108	8,652
FUS	1,560	100		1,560	124,965
TOTALS	3,992			3,372	270,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	3,372	133.9538	123.24	415,565	2010	2010	0	0	0	35.00	65.00

1 MODULAR 1 100% - 2020 Heated Area: 2920 HX Base Yr 2020



122 NW OAK LEAF GLN, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		270,117
TOTAL MARKET OB/XF VALUE		2,025
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		290,642
SOH/AGL Deduction		80,662
ASSESSED VALUE		209,980
TOTAL EXEMPTION VALUE	HX HB 13	209,980
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		290,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28413	SFR	612	03/12/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/0049	6/14/2019	WD	Q	I	01	240,000
GRANTOR: JOSEPH W & LOURDES M						
GRANTEE: ERIC STEINBERG						
1279/1125	8/12/2014	WD	Q	I	01	224,000
GRANTOR: GARY C & SUE B TOWNS						
GRANTEE: JOSEPH W & LOURDES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N10 W36 S10 E36$ W40 S20 FGR= S26 E20 N26 W20$E20 S10 FOP= S6 E32 N6 W32$ E32 N30$ PTR= N30 FUS= N30 W52 S30E52$ S30$.

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	0166	CONC,PAVMT	0	100	50	18	900.00	UT	2.25	2.25	100	2010	2010	3	100	2,025	

LAND DESCRIPTION

TOTAL OB/XF 2,025

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	0201	C	MOD HOME	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/15/2023 BY JB Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/05/2025 BY SYS