LOT 9 WOODGLEN S/D.

785-1388, 796-101, 902-2010, 937

JORDAN JASON S
439 NW CORWIN GLN
LAKE CITY, FL 32055

2026

34-2S-16-01844-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

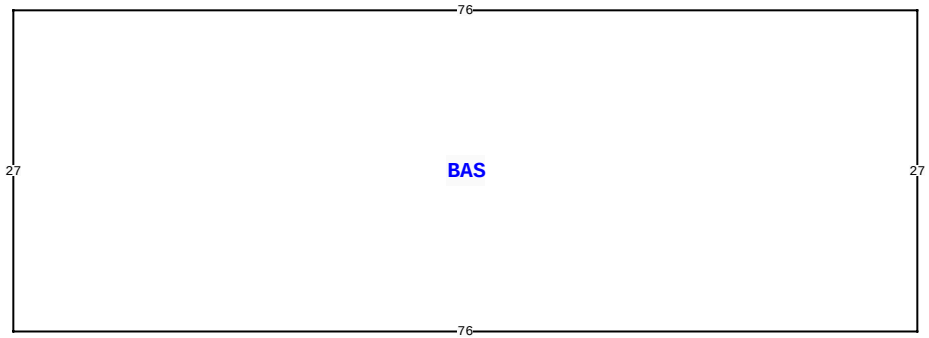
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	34216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	64,476
TOTALS	2,052			2,052	64,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	102.6900	61.61	126,424	2006	2006	0	0	0	49.00	51.00

1 MOBILE HME 0% - 2022 Heated Area: 2052 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

439 NW CORWIN GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	64,476
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	117,976
SOH/AGL Deduction	0
ASSESSED VALUE	117,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,976
TOTAL JUST VALUE	117,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,769

SALE:4:1: LOT 9, WOODGLEN UNREC INSTRUMENT

SALE:3:1: UNREC INSTR

SALE:2:1: LOT 9 WOODGLEN

XFOB:1:1: PEACHSTATE MH (PD $15000)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24308	M H	275	03/27/2006
20081	M H	125	10/29/2002
7629	PUMP/UTPOL	25	09/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/426	2/19/2021	WD	Q	I	01	124,000
GRANTOR: COLLINS DEBORAH M						
GRANTEE: JORDAN JASON S						
1288/1662	1/08/2015	WD	U	I	12	51,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: DEBORAH M COLLINS						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 7.51 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 10/10/2025 BY SYS