LOT 88 EASTSIDE VILLAGE S/D.

655-752, 963-2294, WD 1021-331,

WOODRUFF CAROLYN/WOODRUFF EDWARD
186 SE CLAUDIA WAY
LAKE CITY, FL 32025

2026

34-3S-17-07018-188

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

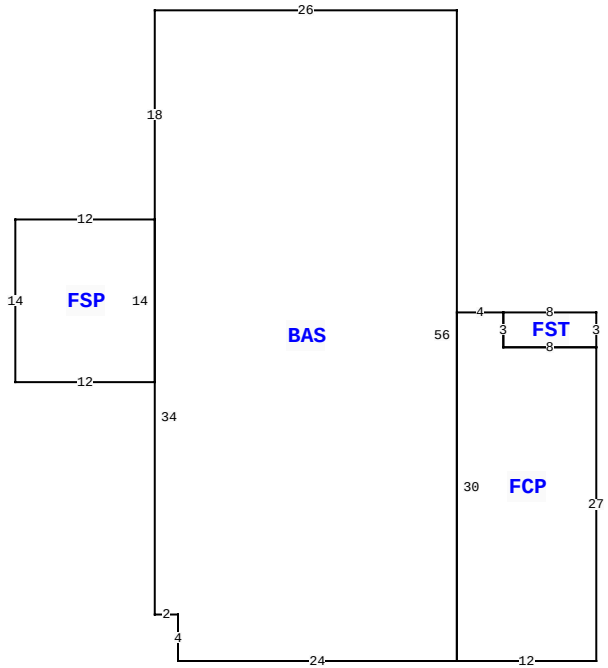
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100		1,448	40,416
FCP	336	25		84	2,345
FSP	168	40		67	1,870
FST	24	55		13	363
TOTALS	1,976			1,612	44,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	116.3000	69.78	112,485	1986	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1448 HX Base Yr 2005



186 SE CLAUDIA WAY, 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		44,994
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		67,794
SOH/AGL Deduction		34,494
ASSESSED VALUE		33,300
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		3,300
TOTAL JUST VALUE		67,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050595	Electrical Servic	0	08/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/2517	8/17/2018	QC	U	I	11	0
GRANTOR: CAROLYN WOODRUFF						
GRANTEE: EDWARD WOODRUFF & C						
1021/0338	7/07/2004	WD	Q	I		50,000
GRANTOR: EXUM						
GRANTEE: WOODRUFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S18 FSP= W12 S14 E12 N14$ S34 E2 S4 E24 FCP= E12 N27
FST= N3 W8 S3 E8$ W8 N3 W4 S30$ N56$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	22,500.00	22,500.00	22,500							

REVIEW DATE 09/13/2024 BY tommy Total Acres: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/10/2025 BY SYS