LOT 18 BLOCK A WOODGATE VILLAGE
527-697, 550-369, 784-923, 898-1

THE FISH CAMPA LLC
8260 VICO CT
SARASOTA, FL 34240-7800

2027

05-4S-16-02777-019

BUILDING CHARACTERISTICS

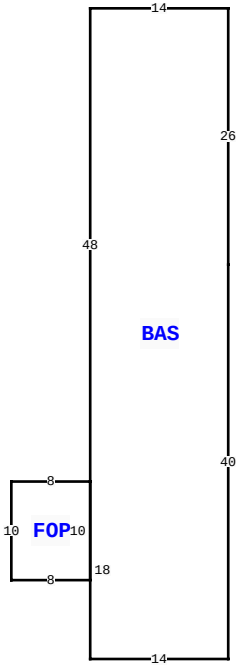
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,773
FOP	80	35		28	660
TOTALS	1,004			952	22,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	952	98.1900	58.91	56,082	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr



244 SW ASPEN GLN, LAKE CITY

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

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	0294	SHED WOOD/	0	0	8	10	80.00	UT	5.00	5.00	100	1994	1994	3	100	400	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	22,433
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	44,533
SOH/AGL Deduction	0
ASSESSED VALUE	44,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,533
TOTAL JUST VALUE	44,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,370

XFOB:1:1: SUNSTATE MH-SSMFLAC91955-INCLUDED ON DEE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2541	4/27/2026	WD	Q	I	01	57,700
GRANTOR: GINN MARY LOU						
GRANTEE: THE FISH CAMPA LLC						
1496/715	8/03/2023	WD	Q	I	01	81,000
GRANTOR: DAVIS JAY S						
GRANTEE: NANCY SUE CABINO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S48 FOP= W8 S10 E8 N10$ S18 E14 N40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/03/2026 BY TP Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS