LOT 38 BLOCK A WOODGATE VILLAGE
634-764, 878-930, 878-931, WD 13

HERRON KIMBERLY A
261 SW JUPITER GLN
LAKE CITY, FL 32024

2027

05-4S-16-02777-039

BUILDING CHARACTERISTICS

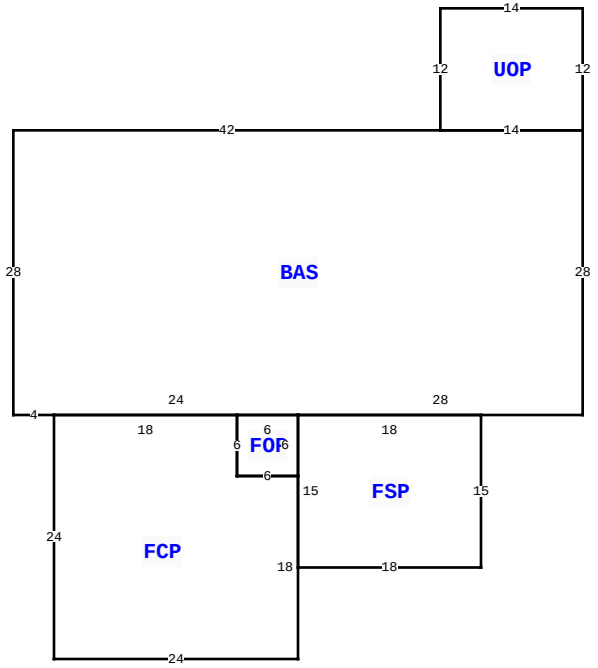
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	5416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	78,651
FCP	540	25		135	6,772
FOP	36	35		13	652
FSP	270	40		108	5,418
UOP	168	25		42	2,107
TOTALS	2,582			1,866	93,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,866	114.0000	91.20	170,179	1984	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1568 HX Base Yr



261 SW JUPITER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0296	SHED METAL	0	0	15	10	1.00	UT	0.00	0.00	100	0	0	3	100	540	
2	0166	CONC,PAVMT	0	0	10	60	1.00	UT	0.00	0.00	100	0	0	3	100	840	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	93,598
TOTAL MARKET OB/XF VALUE	5,980
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	118,078
SOH/AGL Deduction	0
ASSESSED VALUE	118,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,078
TOTAL JUST VALUE	118,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,248

XFOB:1:1: CRANBROOK M H

LAND:1:1: 0.33 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048847	Roof Replacement	13,000	12/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/858	6/28/2024	WD	U	I	41	160,000
GRANTOR: NEIGHBOR HOLDINGS LLC						
GRANTEE: HERRON KIMBERLY A						
1502/1235	11/07/2023	CT	U	I	18	62,000
GRANTOR: CLERK OF COURT						
GRANTEE: NEIGHBOR HOLDINGS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S28 E4 FCP= S24 E24 N18 FOP= N6 W6 S6 E6$ W6 N6 W18$
E24 FSP= S15 E18 N15W18$ E28 N28 UOP= N12 W14 S12E14$ W14$.

LAND DESCRIPTION

TOTAL OB/XF 5,980

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	76.00	132.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/11/2024 BY TP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS