LOT 49 BLOCK A WOODGATE VILLAGE
802-2317, 807-1778, 874-2273, 95

HOPE HOMES FLORIDA LLC
2311 PEPPERCORN ST
KISSIMMEE, FL 34741

2027

05-4S-16-02777-050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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

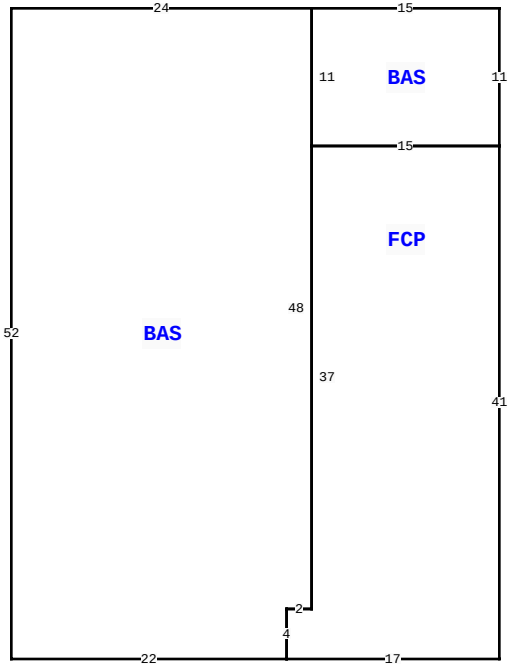
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 5416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	165	100		165	3,802
BAS	1,240	100		1,240	28,570
FCP	623	25		156	3,594
TOTALS	2,028			1,561	35,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,561	96.0000	57.60	89,914	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1405 HX Base Yr



126 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	0166	CONC,PAVMT	0	0	10	63	1.00	UT	0.00	0.00	100	0	0	3	100	882	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,966
TOTAL MARKET OB/XF VALUE	4,382
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	58,848
SOH/AGL Deduction	0
ASSESSED VALUE	58,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,848
TOTAL JUST VALUE	58,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/2457	7/16/2026	WD	Q	I	01	50,000
GRANTOR: MITCHELL JOEY						
GRANTEE: HOPE HOMES FLORIDA						
1555/452	11/21/2025	WD	U	I	11	100
GRANTOR: ALEXANDER CHERYL						
GRANTEE: MITCHELL JOEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S52 E22 N4 E2 N48$ BAS= S11 FCP= S37W2 S4 E17 N41 W15$ E15 N11 W15$.

LAND DESCRIPTION

TOTAL OB/XF 4,382

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 10/03/2023 BY JB Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS