

LOT 1 BLOCK B WOODGATE VILLAGE U
527-697, 550-369 & ORB 1129-139,

WESTRIDGE INC
P O BOX 1733
LAKE CITY, FL 32056

2026

05-4S-16-02777-052


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 1,000 TOTAL LAND VALUE - MARKET 99,926 TOTAL MARKET VALUE 100,926 SOH/AGL Deduction 44,867 ASSESSED VALUE 56,059 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 56,059 TOTAL JUST VALUE 100,926 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,963																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1174/0188</td> <td>5/21/2009</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: FREDERICK L HENDERSON GRANTEE: WESTRIDGE INC 1129/0139 8/20/2007 WD Q V 01 100 GRANTOR: AUDREY S BULLARD GRANTEE: WESTRIDGE INC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1174/0188	5/21/2009	QC	U	V	11	100
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TOTALS																																											
EXTRA FEATURES																																											
L N	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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000																												
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	1000	C	VACANT COMME	0		CN	200.00	250.00	49,963.00	SF		1.00	1.00	1.00	2.00	2.00	99,926																										
REVIEW DATE 10/02/2023 BY JB Total Acres: 1.15 Total Land Value: 99,926 Market: 0 Agricultural: 0 Common: 99,926 PRINTED 06/10/2026 BY SYS																																											