LOT 8 BLOCK B WOODGATE VILLAGE U

726-257, DC 1070-1380, WD 1200-8

DUNBAR NATHANIEL/DUNBAR ALBERT
126 HEMLOCK GLN
LAKE CITY, FL 32024

2026

05-4S-16-02777-061

BUILDING CHARACTERISTICS

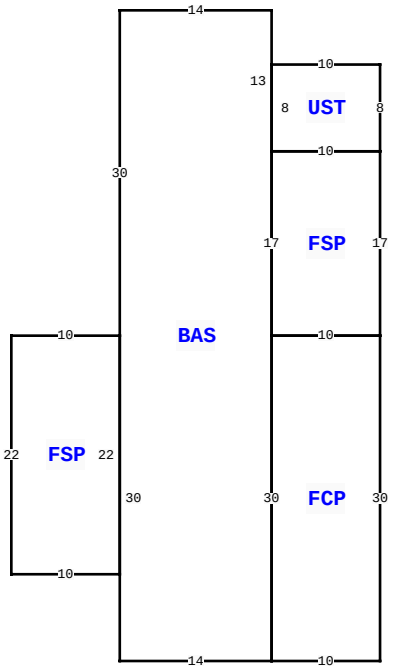
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	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	840	100		840	20,342
FCP	300	25		75	1,816
FSP	170	40		68	1,647
FSP	220	40		88	2,131
UST	80	45		36	872
TOTALS	1,610			1,107	26,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,107	100.9000	60.54	67,018	1983	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



126 SW HEMLOCK GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	26,807
TOTAL MARKET OB/XF VALUE	4,900
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	50,207
SOH/AGL Deduction	3,020
ASSESSED VALUE	47,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,187
TOTAL JUST VALUE	50,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,207

XFOB:1:1: CLAR M H

LAND:1:1: 0.25 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/1062	3/14/2017	WD	Q	I	01	39,000
GRANTOR: PAUL K & CAROLYN R HU						
GRANTEE: NATHANIEL DUNBAR &						
1279/0740	8/11/2014	QC	U	V	11	12,800
GRANTOR: CHELSIE L CHINELL						
GRANTEE: CAROLYN R HUDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S30 FSP= W10 S22 E10 N22$ S30 E14 FCP= E10 N30W10 S30$ N30 FSP= E10 N17 W10S17$ N17 UST= E10 N8 W10 S8$ N13$.

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	7	8	1.00	UT	1,000.00	1,000.00	25	1994	1994	3	25	250	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,900

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	0102	C	SFR/MH	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 10/02/2023 BY JB Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/24/2026 BY SYS