LOT 1 WOODGATE VILLAGE UNIT 2.
597-735, 649-201, 725-851, 785-2

NELSON NAAMAN JUSTIN
259 SW WOODGATE TER
LAKE CITY, FL 32024

2026

05-4S-16-02777-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

259 SW WOODGATE TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	22,600
SOH/AGL Deduction	0
ASSESSED VALUE	22,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,600
TOTAL JUST VALUE	22,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,600

SALE:5:1: CERTIFICATE OF TITLE

SALE:4:1: LOT 1 UNIT 2 WOODGATE VILLAGE

SALE:3:1: LOT 1, UNIT 11, WOODGATE VILLAGE

XFOB:2:1: SUMMERHILL ID#GDLCFL33836278A & B-785-22

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/1621	2/25/2022	WD	Q	I	01	27,000
GRANTOR: RENAUD DONNA						
GRANTEE: NELSON NAAMAN JUSTI						
1387/2320	6/27/2019	WD	Q	V	01	6,300
GRANTOR: BULLARD MCARDLE LLC						
GRANTEE: DONNA RENAUD						

BUILDING NOTES

BUILDING DIMENSIONS

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	0700	C	MISC RES	0		RMH-2	90.00	130.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/10/2019 BY BC — Total Acres: 0.27 — Total Land Value: 18,500 — Market: 0 — Agricultural: 0 — Common: 18,500 — PRINTED 06/09/2026 BY SYS