LOT 8 WOODGATE VILLAGE UNIT 2.
745-596, 749-2533, 784-66, 842-6

RODGERS DONALD/ALFAR LIEZEL MINOZA
9400 ABERCORN ST
SAVANNAH, GA 31406

2027

05-4S-16-02777-108

BUILDING CHARACTERISTICS

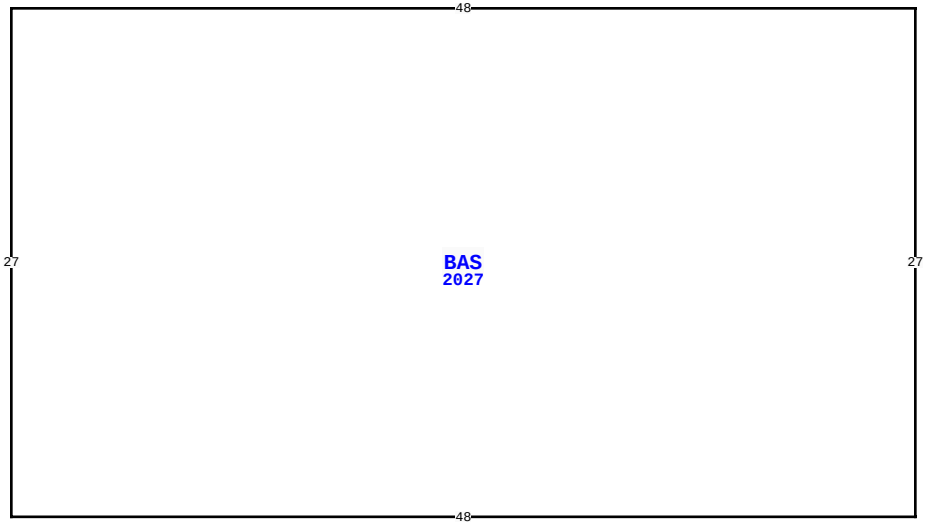
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,296	100	2027	1,296	133,473
TOTALS	1,296			1,296	133,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.0000	105.09	136,197	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1296 HX Base Yr



233 SW SWEETGUM 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	150.00	150.00	100	1994	1994	3	100	600	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0296	SHED METAL	0	0	10	16	160.00	UT	12.00	12.00	100	1994	1994	3	100	1,920	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,473
TOTAL MARKET OB/XF VALUE	5,520
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	157,493
SOH/AGL Deduction	0
ASSESSED VALUE	157,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,493
TOTAL JUST VALUE	157,493
NCON VALUE	133,473
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055492	Mobile Home		04/15/2026
000055283	Right-of-Way Acce		03/19/2026
7520	M H	60	08/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1564/438	3/12/2026	WD	Q	I	01	24,000
GRANTOR: WATLEY JOEL						
GRANTEE: RODGERS DONALD						
1536/2521	4/02/2025	WD	U	I	37	7,500
GRANTOR: HOUSE BUYER JOE LLC						
GRANTEE: WATLEY JOEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=19,9] E48 S27 W48 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,520

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	78.00	130.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/16/2026 BY TP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS