LOT 58 WOODGATE VILLAGE UNIT 2.
797-1463, 850-968, DC 993-220, C

BOWDEN JENNIFER S
264 SW WOODGATE TER
LAKE CITY, FL 32024-1035

2027

05-4S-16-02777-158

BUILDING CHARACTERISTICS

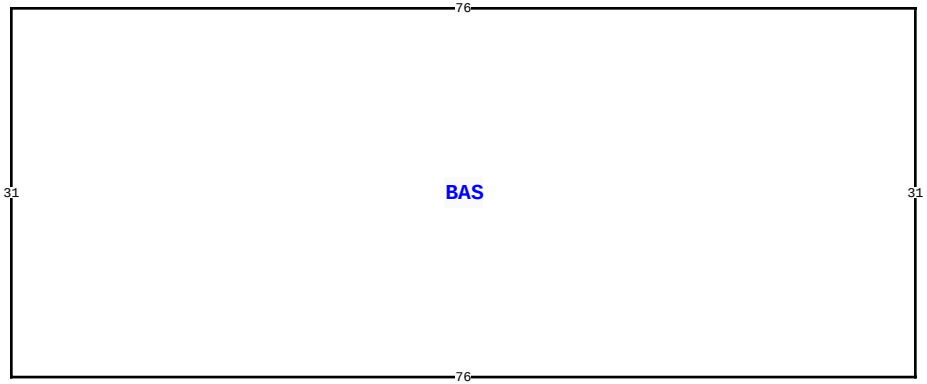
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,356	100		2,356	75,409
TOTALS	2,356			2,356	75,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	113.5000	68.10	160,444	1999	2005	0	0	0	53.00	47.00

2 MOBILE HME 0% - 2026 Heated Area: 2356 HX Base Yr



264 SW WOODGATE TER, 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	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	100	1998	1998	3	100	900	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,409
TOTAL MARKET OB/XF VALUE	4,700
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	98,609
SOH/AGL Deduction	0
ASSESSED VALUE	98,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,609
TOTAL JUST VALUE	98,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,609

LAND:1:1: 0.26 AC.
SALE:1:1: LOT 58 UNIT II WOODGATE VILLAGE
BLDG:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14277	M H	125	07/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/702	12/31/2025	WD	Q	I	01	150,000
GRANTOR: PHETSOUPHAN MARY E						
GRANTEE: BOWDEN JENNIFER S						
1549/1566	9/16/2025	PB	U	I	18	0
GRANTOR: GROVER DANIEL W						
GRANTEE: PHETSOUPHAN MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	97.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/25/2026 BY TP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS