

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

2026

05-4S-16-02777-158
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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
BAS	2,356	100	
TOTALS	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	53.00	47.00		
2 MOBILE HME 0% - 2026 Heated Area: 2356 HX Base Yr													
264 SW WOODGATE TER, LAKE CITY													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/21/2023 MLU	

COLUMBIA COUNTY PROPERTY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
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			75,183
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						

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	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	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	

TOTAL OB/XF													
4,700													

BUILDING NOTES													
BAS= W76 S31 E76 N31S.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING DIMENSIONS													
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