LOT 59 WOODGATE VILLAGE UNIT 2.
784-858, 838-210, WD 1143-1003,

KOGER ROBERT JOE/KOGER JONATHAN PORTER
230 SW WOODGATE TER
LAKE CITY, FL 32024

2027

05-4S-16-02777-159

BUILDING CHARACTERISTICS

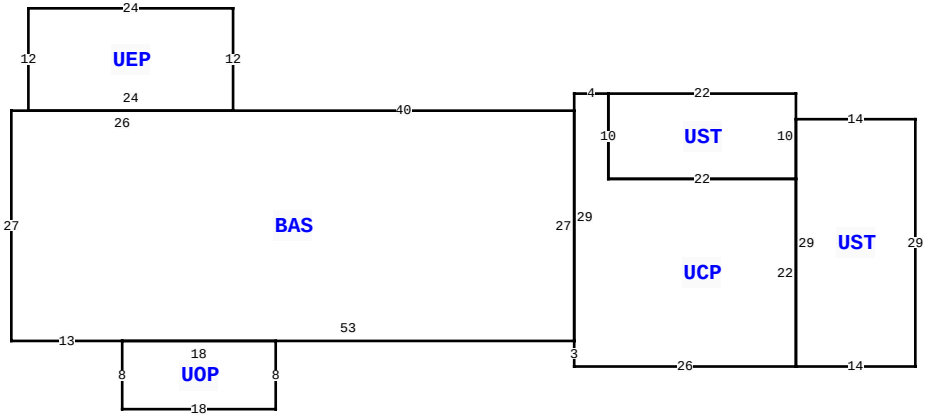
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	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	1,782	100		1,782	48,713
UCP	612	20		122	3,335
UEP	288	70		202	5,522
UOP	144	25		36	984
UST	220	45		99	2,706
UST	406	45		183	5,002
TOTALS	3,452			2,424	66,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,424	113.9000	68.34	165,656	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1782 HX Base Yr



230 SW WOODGATE TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	66,262
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	88,262
SOH/AGL Deduction	1,578
ASSESSED VALUE	86,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,684
TOTAL JUST VALUE	88,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,262

SALE:1:1: LOT 59 WOODGATE VILLAGE UNIT II

XFOB:1:1: CHAMPION M H

LAND:1:1: 0.28 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1449	2/21/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOE H						
GRANTEE: ROBERT J KOGER & JO						
1143/1003	2/15/2008	WD	Q	I		55,000
GRANTOR: STANLEY						
GRANTEE: JOE H KOGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UEP= N12 W24 S12 E24$ W26 S27 E13 UOP= S8 E18 N8 W18$ E53 UCP= S3 E26 UST= E14 N29 W14 S29$ N22 UST= N10 W22 S10 E22$ W22 N10W4 S29$ N27$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	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 3,500

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	145.00	85.00	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: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS