LOT 1 WOODGATE VILLAGE UNIT 3.
ALSO BEG SW COR OF LOT 59 OF
VILLAGE WOOD UNIT 2, RUN S 29

KOGER ROBERT J
230 SW WOODGATE TER
LAKE CITY, FL 32024

**2027**

**05-4S-16-02810-301**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | | 2 100 |
| 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

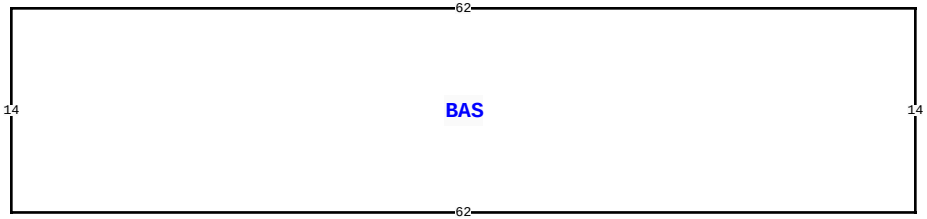
NEIGHBORHOOD/LOC 8416.0100 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 868 | 100 | | 868 | 23,936 |
| TOTALS | 868 | | | 868 | 23,936 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 868 | 114.9000 | 68.94 | 59,840 | 1997 | 1997 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 868 HX Base Yr




250 SW WOODGATE TER, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 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 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 23,936 |
| TOTAL MARKET OB/XF VALUE | 3,000 |
| TOTAL LAND VALUE - MARKET | 20,250 |
| TOTAL MARKET VALUE | 47,186 |
| SOH/AGL Deduction | 10,536 |
| ASSESSED VALUE | 36,650 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 36,650 |
| TOTAL JUST VALUE | 47,186 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 47,186 |

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

PRMT:2:1: O. DEXTER

LAND:1:1: 0.51 AC. ADJ;4 OVER LOOKS RET POND

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 12130 | M H | 125 | 02/10/1997 |
| 11410 | M H | 125 | 07/12/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1189/0521 | 2/12/2010 | WD | Q | I | 01 | 35,000 |
| GRANTOR: FREEDOM MOBILE HOME S | | | | | | |
| GRANTEE: ROBERT J KOGER | | | | | | |
| 1184/1279 | 11/19/2009 | WD | U | I | 38 | 11,500 |
| GRANTOR: BULLARD MANAGEMENT SE | | | | | | |
| GRANTEE: FREEDOM MOBILE HOME | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W62 S14 E62 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 3,000

| 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 | | RSF/MH | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 22,500.00 | 20,250.00 | 20,250 | | | | | | | |

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.63 Total Land Value: 20,250 Market: 0 Agricultural: 0 Common: 20,250 PRINTED 11/17/2026 BY SYS