

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

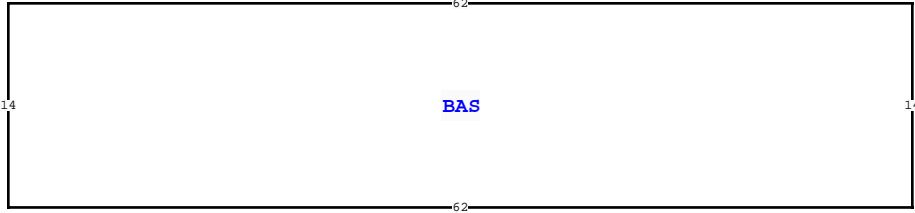
KOGER ROBERT J
230 SW WOODGATE TER
LAKE CITY, FL 32024

2026

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



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	13,868		
ASSESSED VALUE	33,318		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	33,318		
TOTAL JUST VALUE	47,186		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	43,586		
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						

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	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000

BLD DATE				LGL DATE			
XF DATE	INC DATE	LAND DATE	AG DATE	04/14/2026 MLU			
250 SW WOODGATE TER, LAKE CITY							

BUILDING NOTES													
BAS= W62 S14 E62 N14\$.													

BUILDING DIMENSIONS													
BAS= W62 S14 E62 N14\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	20,250							