

LOT 18 WOODGATE VILLAGE UNIT 2.
784-921, 837-2128, 837-2129, 939

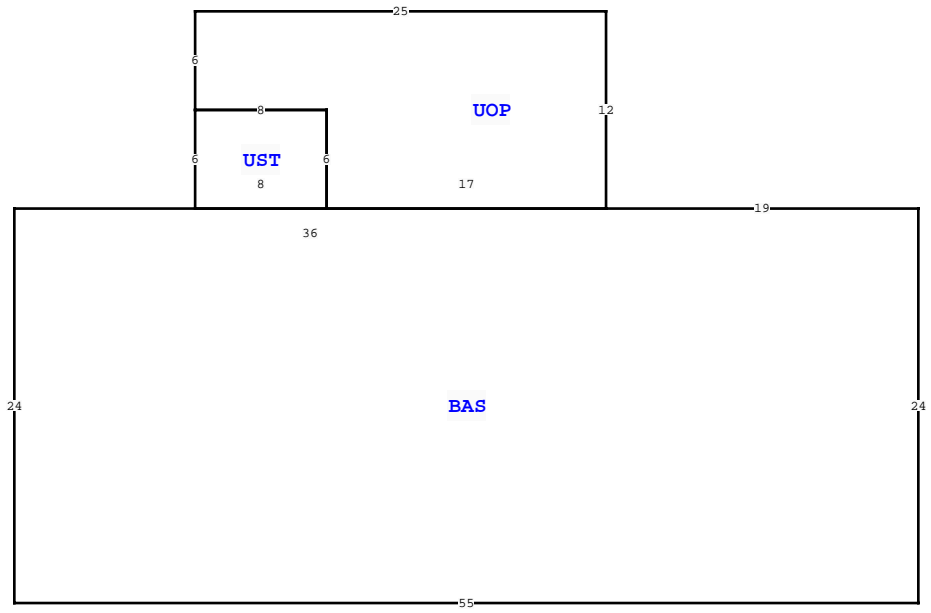
SEARS ROSS JAY
274 SW EMERALD ST
LAKE CITY, FL 32024

2026

08-4S-16-02810-118
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	04 PLYWOOD 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	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	1,320	100		1,320	36,400
UOP	252	25		63	1,737
UST	48	45		22	607
TOTALS	1,620			1,405	38,744

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,405	114.9000	68.94	96,861	1984	1984	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 1320 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			38,744
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			61,444
SOH/AGL Deduction			9,077
ASSESSED VALUE			52,367
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			52,367
TOTAL JUST VALUE			61,444
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			61,444
SALE: 4:1: UNREC INSTRUMENT			
XFOB: 2:1: SCOTT MH #SHS2WGA23846883A&B ON DEED			
SALE: 2:1: ? PRICE			
LAND: 1:1: 0.30 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/2222	1/23/2009	WD	U	I	38	57,000
GRANTOR: WILLIAM E DROW						
GRANTEE: ROSS JAY SEARS						
1113/0602	3/07/2007	WD	Q	I		60,000
GRANTOR: ROSS JAY SEARS						
GRANTEE: WILLIAM E DROW						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF													
323 SW WOODGATE TER, LAKE CITY													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/21/2023 MLU	
4,200													

BUILDING NOTES													
BAS= W19 UOP= N12 W25 S6 UST= S6 E8 N6 W8\$ E8 S6 E17 \$ W36 S24 E55 N24\$.													

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	90.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF													
4,200													

BUILDING DIMENSIONS													
BAS= W19 UOP= N12 W25 S6 UST= S6 E8 N6 W8\$ E8 S6 E17 \$ W36 S24 E55 N24\$.													