

LOT 19 WOODGATE VILLAGE UNIT 2.
783-1438, 891-536, WD 1007-329,

BROCK JOHN
131 SW NAPLES GLN
LAKE CITY, FL 32024

2026

08-4S-16-02810-119
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BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	01 MINIMUM 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	02 WINDOW 100				
Heating Type	02 CONVECTION 100				
Bedrooms	2 100				
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	01 01				
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	784	100		784	12,262
TOTALS	784			784	12,262

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2025		Heated Area: 784					HX Base Yr	2025

14

56

BAS

14

56

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			12,262
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			34,962
SOH/AGL Deduction			17,117
ASSESSED VALUE			17,845
TOTAL EXEMPTION VALUE	HX HB		17,845
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			34,962
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			34,962
XFOB:1:1: WEST MH			
SALE:1:1: LOT 19 WOODGATE VILLAGE UNIT II			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/2066	9/17/2024	QC	U	I	11	0
GRANTOR: 131 NAPLES LAND TRUST						
GRANTEE: BROCK JOHN						
1523/1580	9/16/2024	QC	U	I	11	100
GRANTOR: 131 NAPLES LAND TRUST						
GRANTEE: BROCK JOHN						

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	0296	SHED METAL	0	100	8	10			0.00	100	1992	1992	3	100	400	
2	9947	Septic	0	100	0	0			3,000.00	100			3	100	3,000	
3	0296	SHED METAL	0	100	0	0			800.00	100	2024	2023		100	800	

TOTALS		131 SW NAPLES GLN, LAKE CITY			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S14 E56 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	100		RMH-2	90.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							