

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		CONSTRUCTION	
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
BAS	784	100	
TOTALS	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		30,654	1983	1983	0	0	60.00	40.00
				Heated Area: 784			HX Base Yr 2025				
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
131 SW NAPLES GLN, LAKE CITY											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W56 S14 E56 N14\$.						

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	1.00	UT	0.00	100	1992	1992	3	100	400	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	100	2024	2023		100	800	
TOTAL OB/XF 4,200																

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							