

LOT 28 WOODGATE VILLAGE UNIT 2
 ORB 609-740, 840-2118, 844-001
 QCD 1212-704 & QCD 1278-650

KRAUSS JERRY D/
 105 SE 851ST AVE
 OLD TOWN, FL 32680

2026

08-4S-16-02810-128


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	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	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
BAS	960	100	
FSP	112	40	
TOTALS	1,072		1,005

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		60.54	60,843	1987	1987	0	0	60.00	40.00	Heated Area: 960 HX Base Yr	

BAS

FSP

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	24,337		
TOTAL MARKET OB/XF VALUE	3,250		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	46,087		
SOH/AGL Deduction	5,506		
ASSESSED VALUE	40,581		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	40,581		
TOTAL JUST VALUE	46,087		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	46,087		
SALE: 3:1:			
SALE: 2:1: INCLUDED SEPTIC TANK & CULVERT			
XFOB: 1:1: DERV M H			
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
1278/0650	3/07/2011	QC	U	I	11	500
GRANTOR: ELIZABETH KRAUSS						
GRANTEE: LINDA G MUSGROVE						
1212/0704	3/07/2011	QC	U	I	11	500
GRANTOR: ELIZABETH KRAUSS						
GRANTEE: LINDA G MUSGROVE						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1993	1993
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100		

TOTAL OB/XF													
3,250													
BLD DATE		LGL DATE											
XF DATE		LAND DATE	04/21/2023										
INC DATE		AG DATE	MLU										

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W40 S24 E12 FSP= S8 E14N8 W14\$ E28 N24\$.													

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	0102	C	SFR/MH	0		RMH-2	90.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500										