LOT 29 WOODGATE VILLAGE UNIT 2
796-2431, PB 911-2161 THRU
2166, 914-404 THRU 410, 916-

CRARY LATASHA ROMINE
130 SW NAPLES GLN
LAKE CITY, FL 32024

2026

08-4S-16-02810-129

BUILDING CHARACTERISTICS

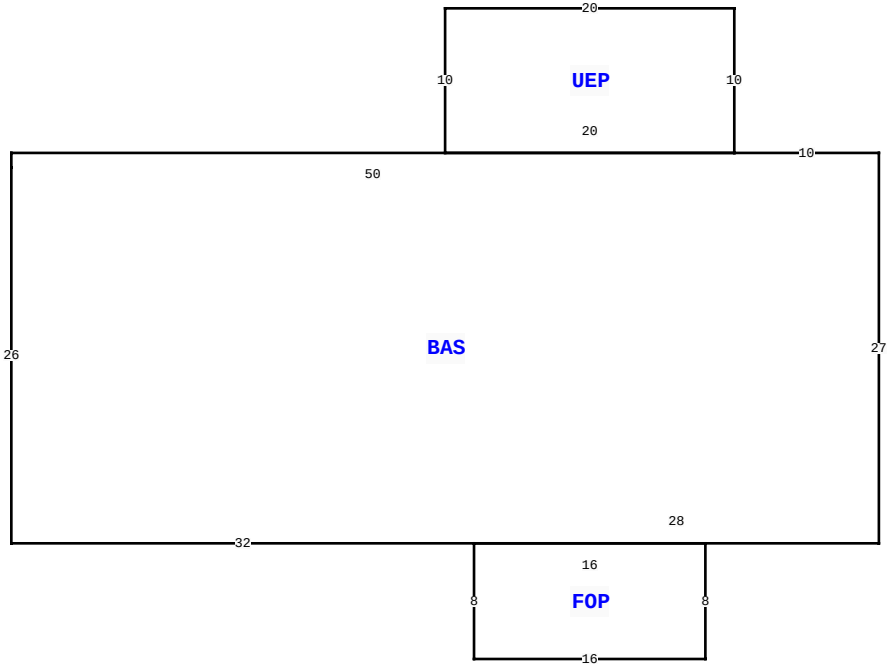
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,620	100		1,620	41,433
FOP	128	35		45	1,151
UEP	200	70		140	3,581
TOTALS	1,948			1,805	46,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,805	106.5600	63.94	115,412	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1620 HX Base Yr 2024



130 SW NAPLES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1994	1994	3	50	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,165
TOTAL MARKET OB/XF VALUE	4,900
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	69,565
SOH/AGL Deduction	5,707
ASSESSED VALUE	63,858
TOTAL EXEMPTION VALUE	HX HB 38,858
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	69,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,565

SALE:2:1: 1995 OAK DW INCL ORB 917-274

SALE:1:1: LOT 29 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
1406/1706	6/14/2019	WD	U	I	37	25,000
GRANTOR: ELISABETH C PARRIS						
GRANTEE: LATASHA ROMINE CRAR						
1301/0630	9/17/2015	WD	U	I	37	20,100
GRANTOR: JUSTIN FREUNDLICH (UN						
GRANTEE: ELISABETH PARRIS (U						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UEP= N10 W20 S10 E20$ W50 S1 S26 E32 FOP= S8 E16 N8 W16$ E28 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 4,900

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/10/2026 BY SYS