

LOT 30 WOODGATE VILLAGE UNIT 2.
784-880, 876-548, WD 1077-937, W

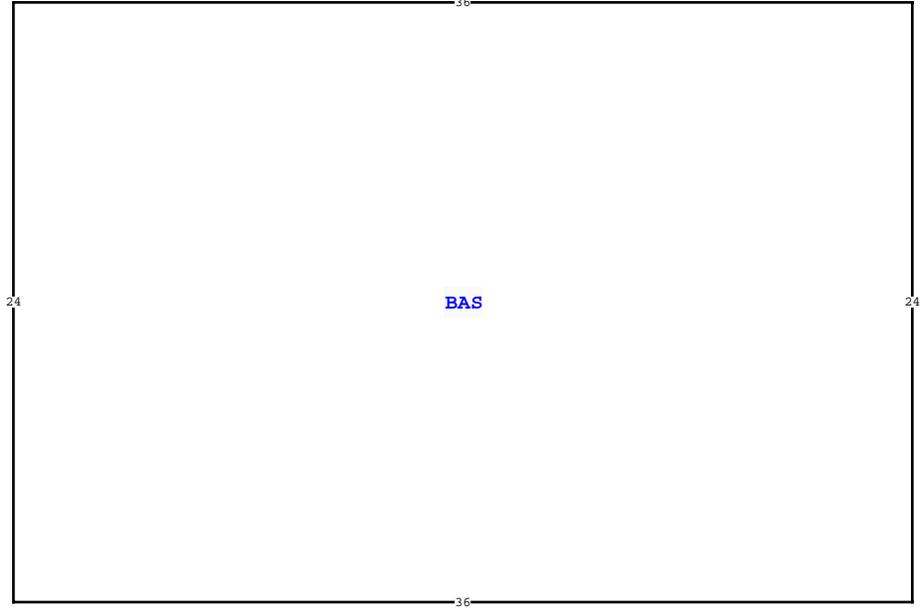
ROSIER DYLAN F
112 SW NAPLES GLN
LAKE CITY, FL 32024

2026

08-4S-16-02810-130
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	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	03	03	
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	864	100	
TOTALS	864		56,014

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2021	02	864	106.1100	99.74	86,175	2000	2010		0	0	35.00	65.00	
3 MANUF 1 0% - 2024 Heated Area: 864 HX Base Yr													



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,014
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		78,514
SOH/AGL Deduction		0
ASSESSED VALUE		78,514
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		78,514
TOTAL JUST VALUE		78,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16142	M H	125	10/13/1999
11724	M H	125	10/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/1163	7/24/2023	WD Q	I	01		109,500
GRANTOR: NEIGHBOR HOLDINGS LLC						
GRANTEE: ROSIER DYLAN F						
1485/1315	2/27/2023	WD U	I	37		40,000
GRANTOR: THE MILDRED VIRGINIA						
GRANTEE: NEIGHBOR HOLDINGS L						

EXTRA FEATURES		112 SW NAPLES GLN, LAKE CITY															
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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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

BUILDING NOTES													
BAS= W36 S24 E36 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF 4,000										
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							