LOT 32 WOODGATE VILLAGE UNIT 2
745-597, 794-827, 805-1175, CT 8

COLON OMAR/COLON STELLA MARIE
131 SW CAMEL GLN
LAKE CITY, FL 32024

2027

08-4S-16-02810-132

BUILDING CHARACTERISTICS

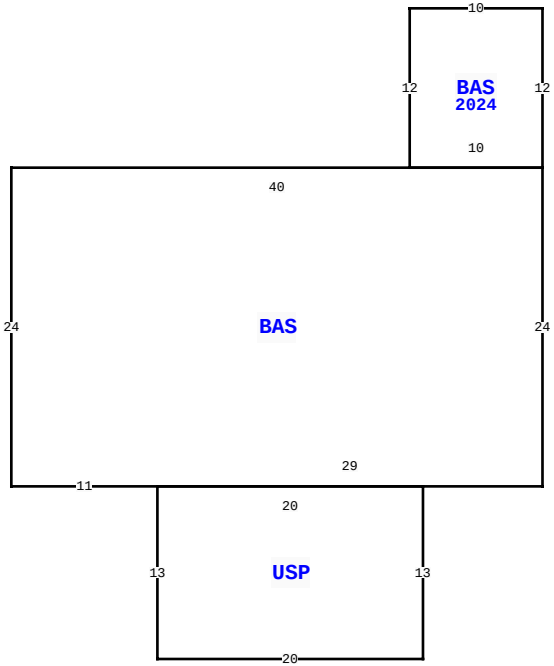
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	72,200
BAS	120	100	2024	120	9,025
USP	260	35		91	6,844
TOTALS	1,340			1,171	88,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,171	119.0000	95.20	111,479	1990	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2025 Heated Area: 1080 HX Base Yr 2025



131 SW CAMEL GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,068
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		111,568
SOH/AGL Deduction		0
ASSESSED VALUE		111,568
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,157
TOTAL JUST VALUE		111,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1746	7/05/2022	WD	Q	I	01	156,900
GRANTOR: KRIEGHAUSER SHAROLYN						
GRANTEE: COLON OMAR						
1268/1541	1/17/2014	WD	U	I	34	100
GRANTOR: WESTRIDGE INC						
GRANTEE: SHAROLYN K KRIEGHAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S24 E11 E29 N24 $
USP=[ORIG=-29,24] S13 E20 N13 W20 $
BAS=[YR=2024;ORIG=-10,-12] E10 S12 W10 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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 11/17/2026 BY SYS