LOT 33 WOODGATE VILLAGE UNIT 2

ORB 784-908, 826-2315,

FINNEY JOHN & GLORIA REVOCABLE TRUST
13970 140TH ST
LIVE OAK, FL 32060

2026

08-4S-16-02810-133

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

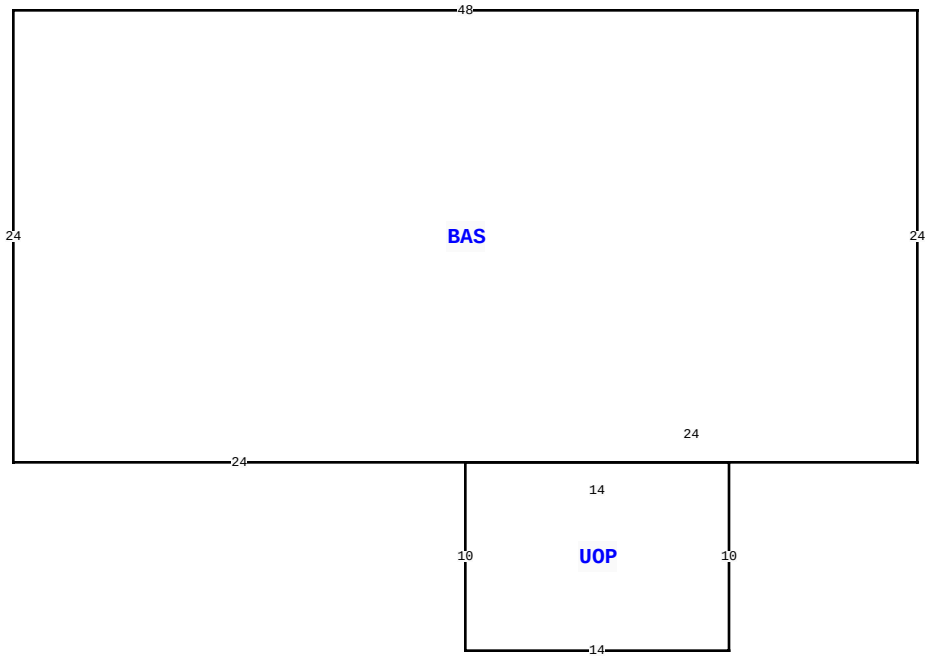
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,152	100		1,152	32,320
UOP	140	25		35	982
TOTALS	1,292			1,187	33,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,187	116.9000	70.14	83,256	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



147 SW CAMEL GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,302
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	54,802
SOH/AGL Deduction	7,906
ASSESSED VALUE	46,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,896
TOTAL JUST VALUE	54,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1245/2697	11/30/2012	QC	U	I	11	56,800
GRANTOR: JAMES & SHELLY DEWITT						
GRANTEE: JOHN E FINNEY TRUST						
1196/0015	6/02/2010	WD	U	I	40	60,000
GRANTOR: JOHN & GLORIA FINNEY						
GRANTEE: JAMES & SHELLY DEWI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E24 UOP= S10 E14 N10 W14$ E24 N24$.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0		RMH-	2109.00	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: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/26/2026 BY SYS