LOT 35 WOODGATE VILLAGE UNIT 2.
873-129, 878-834, 912-2364, 951-

JAINA INVESTMENTS, LLC
50 W MASHTA DR, STE 1
KEY BISCAYNE, FL 33149

2026

08-4S-16-02810-135

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

161 SW CAMEL GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	22,000
SOH/AGL Deduction	0
ASSESSED VALUE	22,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,000
TOTAL JUST VALUE	22,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1883	8/13/2021	WD	U	I	12	32,500
GRANTOR: ROSE ACCEPTANCE INC						
GRANTEE: JAINA INVESTMENTS,						
1423/2516	10/28/2020	CT	U	I	18	11,000
GRANTOR: CLERK OF COURT (CARRI						
GRANTEE: ROSE ACCEPTANCE INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	
2	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	9901	C	AC/XFOB	0		RMH-2	56.00	90.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/02/2023 BY JB Total Acres: 0.12 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/10/2026 BY SYS