

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

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

**2026**

08-4S-16-02810-135  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 3,500 <b>TOTAL LAND VALUE - MARKET</b> 18,500 <b>TOTAL MARKET VALUE</b> 22,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 22,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 22,000 <b>TOTAL JUST VALUE</b> 22,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 22,000																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1445/1883</td> <td>8/13/2021</td> <td>WD</td> <td>U</td> <td>I</td> <td>12</td> <td>32,500</td> </tr> <tr> <td colspan="7">GRANTOR: ROSE ACCEPTANCE INC</td> </tr> <tr> <td colspan="7">GRANTEE: JAINA INVESTMENTS,</td> </tr> <tr> <td>1423/2516</td> <td>10/28/2020</td> <td>CT</td> <td>U</td> <td>I</td> <td>18</td> <td>11,000</td> </tr> <tr> <td colspan="7">GRANTOR: CLERK OF COURT (CARRI</td> </tr> <tr> <td colspan="7">GRANTEE: ROSE ACCEPTANCE INC</td> </tr> </tbody> </table>										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						
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<b>EXTRA FEATURES</b> 161 SW CAMEL GLN, LAKE CITY										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/21/2023	MLU																																															
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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	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																																																														
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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																																																													
<b>REVIEW DATE</b> 10/02/2023 <b>BY</b> JB Total Acres: 0.12 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 <b>PRINTED 03/26/2026 BY SYS</b>																																																																														