LOT 39 WOODGATE VILLAGE UNIT 2.
634-545, 688-719, 740-1365, 751-

CLAY BEREK
110 SW CAMEL GLN
LAKE CITY, FL 32024

2026

08-4S-16-02810-139

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

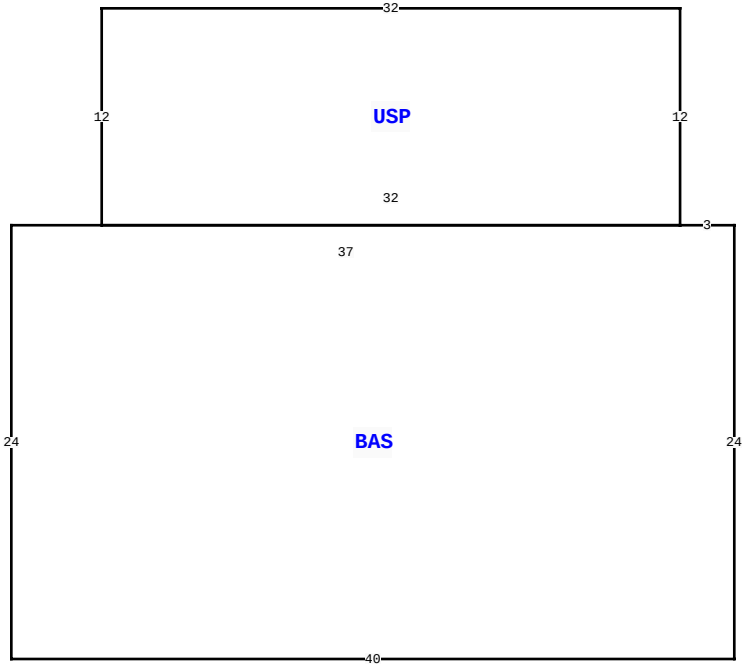
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	960	100		960	51,047
USP	384	35		134	7,125
TOTALS	1,344			1,094	58,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,094	117.9000	96.68	105,768	1988	1988	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 960 HX Base Yr



110 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	58,172
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	84,272
SOH/AGL Deduction	0
ASSESSED VALUE	84,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,272
TOTAL JUST VALUE	84,272
NCON VALUE	1,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,793

SALE:2:1: LOT 39 UNIT 2 WOODGATE VILLAGE

SALE:1:1: LOT 39 WOODGATE VILLAGE

LAND:1:1: 0.30 AC.

XFOB:1:1: 1988 FLEETWOOD/SPRINGHILL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1552/2243	10/24/2025	WD	Q	I	01	120,000
GRANTOR: STARS & STRIPES MOBIL						
GRANTEE: CLAY BEREK						
1528/1978	11/26/2024	WD	U	I	11	100
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: STARS & STRIPES MOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 USP= N12 W32 S12 E32$ W37 S24 E40 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	0166	CONC,PAVMT	0	0	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	2,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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-2	90.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/09/2026 BY TP Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/26/2026 BY SYS