

LOT 41 WOODGATE VILLAGE S/D UNIT  
835-1537, WD 1147-425, WD 1151-2

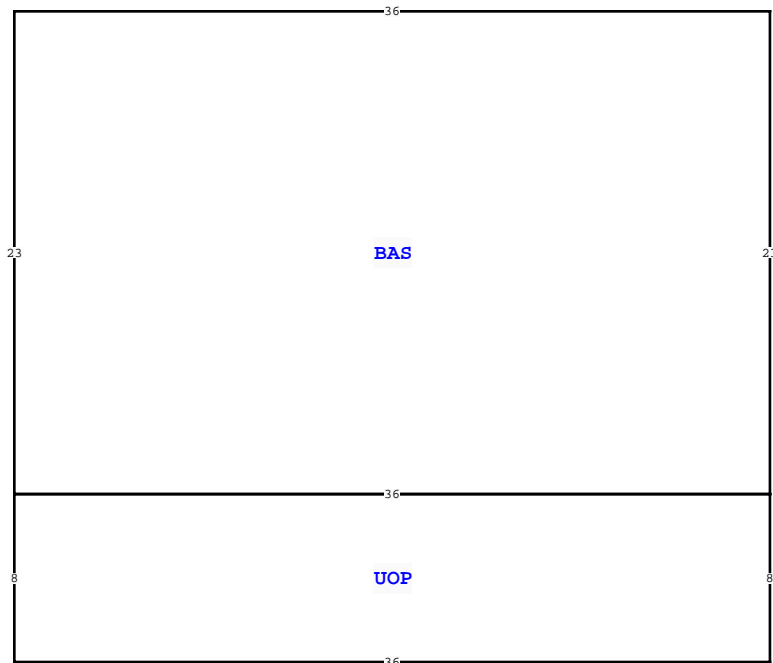
DOWLING DAVID LEE  
101 SW HOBBY PL  
LAKE CITY, FL 32024

**2026**

08-4S-16-02810-141  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
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
BAS	828	100	
UOP	288	25	
TOTALS	1,116		900

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	- 2025		56,133	1990	1990	0	0	60.00	40.00	Heated Area: 828 HX Base Yr 2025	



VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			22,453
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			48,353
SOH/AGL Deduction			0
ASSESSED VALUE			48,353
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			23,353
TOTAL JUST VALUE			48,353
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			48,353
LAND:1:1: LOT 41			

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1445/148	8/13/2021	PR U	I 19	100
GRANTOR: DUMKE KAREN PR ESTATE				
GRANTEE: DOWLING DAVID LEE				
1151/2152	6/03/2008	WD Q	I	29,000
GRANTOR: FREEDOM MOBILE HOME S				
GRANTEE: BILLY & MARY DOWLIN				

EXTRA FEATURES																
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	0296	SHED METAL	0	100	8	10	UT		5.00	100	1994	1994	3	100	400	
2	9945	Well/Sept	0	100	0	0	UT		7,000.00	100			3	100	7,000	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W36 S23 UOP= S8 E36 N8 W36S E36 N23S.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							