LOT 42 WOODGATE VILLAGE S/D UNIT
OF LOT 42, SW 56.14 FT, NW 60.07 FT, S 67.37 FT TO POB.

RODGERS LINDA
102 SW HOBBY PL
LAKE CITY, FL 32024

2027

08-4S-16-02810-142

BUILDING CHARACTERISTICS

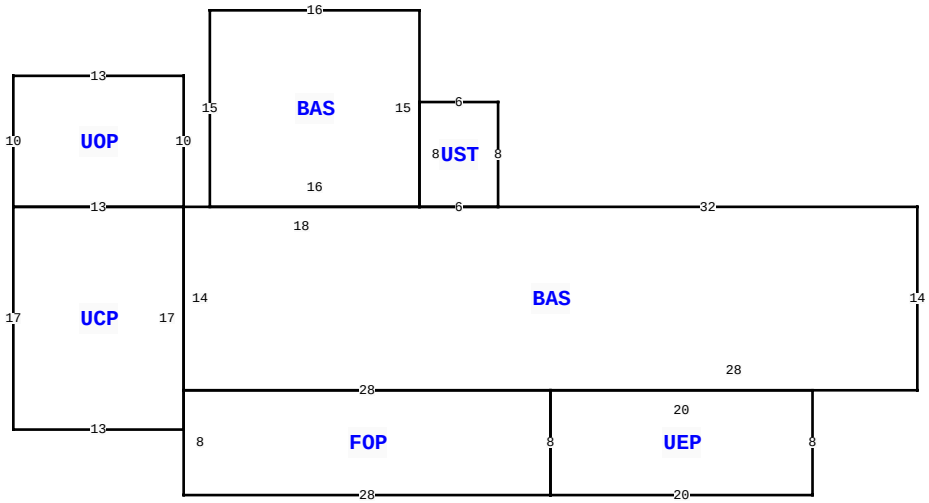
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	240	100		240	12,197
BAS	784	100		784	39,843
FOP	224	35		78	3,964
UCP	221	20		44	2,236
UEP	160	70		112	5,692
UOP	130	25		32	1,626
UST	48	45		22	1,118
TOTALS	1,807			1,312	66,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,312	115.5000	92.40	121,229	1982	1982	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1024 HX Base Yr



102 SW HOBBY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	66,676
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	92,176
SOH/AGL Deduction	0
ASSESSED VALUE	92,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,176
TOTAL JUST VALUE	92,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,013

XFOB:4:1: DEST MH
XFOB:3:1: THOMASVILLE MH
BLDG:2:1: DEST MH
PRMT:1:1: 28X66

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056929	Mobile Home		11/09/2026
000056756	Demolition	8,000	10/12/2026
7404	M H	60	07/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1733	11/01/2022	WD	Q	I	01	85,000
GRANTOR: DAVIS JAY S						
GRANTEE: RODGERS LINDA						
1299/0495	7/17/2015	QC	U	I	11	13,500
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: JAY DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UST= N8 W6 S8 E6$ W6 BAS= N15 W16 S15 E16 $ W18 UOP= N10 W13 S10 E13$ UCP= W13 S17 E13 N17$ S14 FOP= S8 E28 N8 W28$ E28 UEP= S8 E20 N8 W20$ E28 N14 $.

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	0102	C	SFR/MH	0		RMH-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.58 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS