

LOT 43 WOODGATE VILLAGE UNIT 2  
 ORB 833-1539, 853-810,  
 853-813,860-2184, CT 1171-1086

MERCER CHARLES T  
 238 SW BLUEBERRY PL  
 LAKE CITY, FL 32024

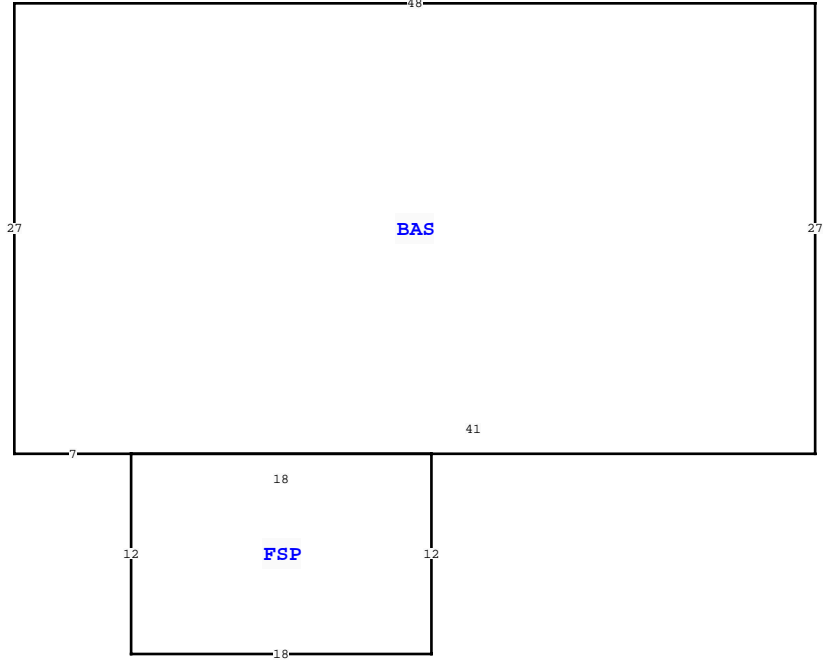
2026

08-4S-16-02810-143



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	14	CARPET	90
Interior Floor	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	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	1,296	100	
FSP	216	40	
TOTALS	1,512		1,382 27,679

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	0	50.07	69,197	1998	1998	0	0	60.00	40.00
			Heated Area: 1296			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		27,679	
TOTAL MARKET OB/XF VALUE		5,400	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		51,579	
SOH/AGL Deduction		2,628	
ASSESSED VALUE		48,951	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		48,951	
TOTAL JUST VALUE		51,579	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		51,579	
SALE:3:1: THESE TWO DO BUSINESS TOGETHER ALOT			
LAND:1:1: 0.38 AC.			
SALE:1:1: LOT 43 UNIT II			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13983	M H	125	05/07/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/2435	3/26/2015	WD	U	I	37	20,000
GRANTOR: LOIS RUARK (SINGLE PE)						
GRANTEE: CHARLES T MERCER						
1177/1969	7/21/2009	WD	Q	I	01	45,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: LOIS & STEWART RUAR						

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
TOTALS												5,400					

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W48 S27 E7 FSP= S12 E18 N12 W18\$ E41 N27\$.			

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	0200	C	MBL HM	0		RMH-2	83.00	177.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							