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

2027

08-4S-16-02810-143

BUILDING CHARACTERISTICS

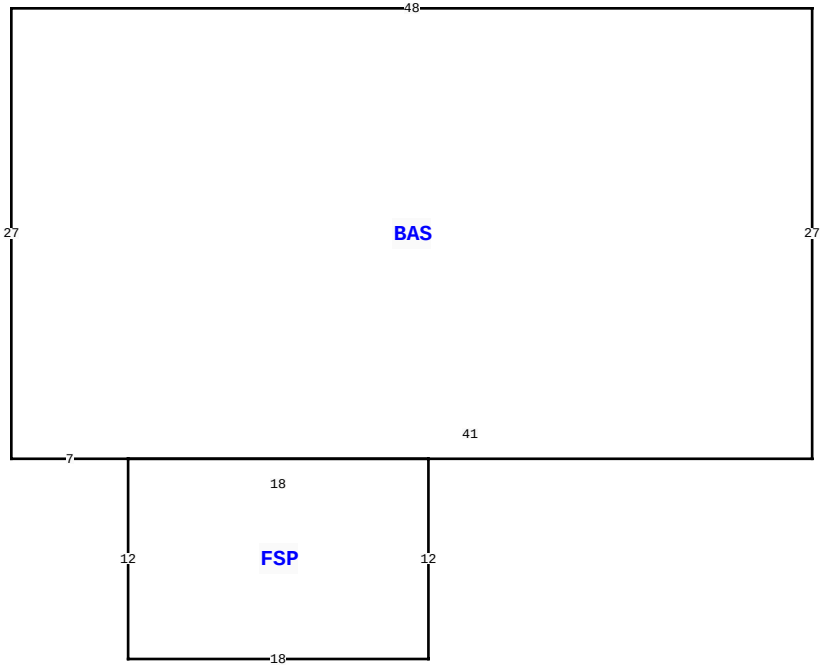
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	25,956
FSP	216	40		86	1,722
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
0800	02	1,382	83.4480	50.07	69,197	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr



118 SW HOBBY PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	0
ASSESSED VALUE	51,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,579
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	83.00	177.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS