

LOT 44 WOODGATE VILLAGE UNIT 2.  
739-159, 784-886, 929-1920, 929-

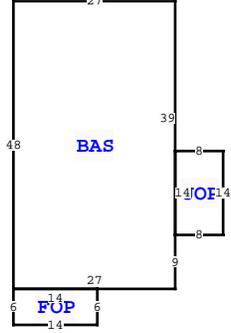
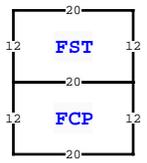
SNYDER FAMILY REVOCABLE TRUST DATED DECEMBER 8, 20  
10667 GRAYSON ST  
JACKSONVILLE, FL 32220

**2026**

08-4S-16-02810-144

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	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,545	115.7000	69.42	107,254	1991	2005	0	0	53.00	47.00		
1 MOBILE HME 0% - 2024 Heated Area: 1296 HX Base Yr													



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		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	42,285
FCP	240	25		60	1,958
FOP	84	35		29	946
FST	240	55		132	4,307
UOP	112	25		28	914
TOTALS	1,972			1,545	50,409

132 SW HOBBY PL, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1991	1991	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF 5,200

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	83.00	177.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			50,409
TOTAL MARKET OB/XF VALUE			5,200
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			74,109
SOH/AGL Deduction			0
ASSESSED VALUE			74,109
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			74,109
TOTAL JUST VALUE			74,109
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			78,400
SALE:4:1: WD REPLACING AFD			
SALE:3:1: CLEARING TITLE			
XFOB:5:1: 1991 MERI #HML2L28443526048AB ON CD			
SALE:2:1: LOT 44, WOODGATE VILLAGE & 1991 MERI DW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/2608	12/08/2023	WD U	I	I	11	100
GRANTOR: SNYDER KENNETH LEE II						
GRANTEE: SNYDER FAMILY REVOC						
1503/898	11/20/2023	WD Q	I	I	01	95,000
GRANTOR: DAVIS JAY S						
GRANTEE: SNYDER KENNETH LEE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 S48 FOP= S6 E14 NGW14\$ E27 N9 UOP= E8 N14 W8 S14\$ N39\$ PTR= N30 FCP= N12 FST= N12 W20 S12 E20\$ W20 S12 E20\$ S30\$.	