LOT 45 WOODGATE VILLAGE UNIT 2

ORB 740-663, 784-884,

KELLER NELSON F/KELLER EUGENE R
457 SW DAVENPORT GLN
LAKE CITY, FL 32024

2026

08-4S-16-02810-145

BUILDING CHARACTERISTICS

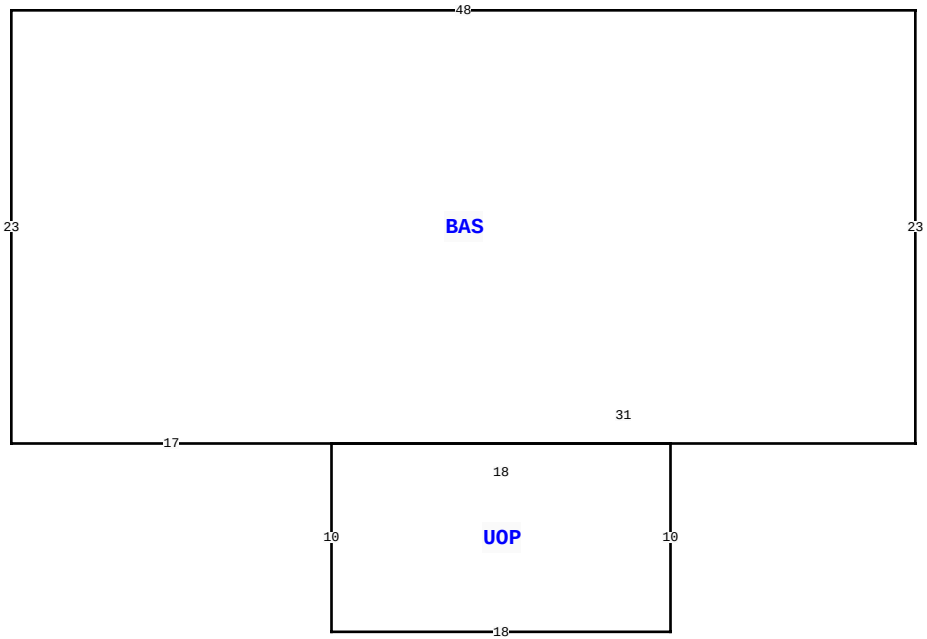
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	15,680
UOP	180	25		45	639
TOTALS	1,284			1,149	16,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,149	94.6890	56.81	65,275	1992	1992	0	0	15	60.00	25.00

1 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr



146 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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
2	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	16,319
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	39,019
SOH/AGL Deduction	0
ASSESSED VALUE	39,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,019
TOTAL JUST VALUE	39,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1187/1650	1/19/2010	WD	U	I	16	100
GRANTOR: NELSON F KELLER						
GRANTEE: NELSON F KELLER & E						
1030/1906	11/10/2004	WD	Q	I		40,500
GRANTOR: CARROLL L DENZIK						
GRANTEE: NELSON F KELLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E17 UOP= S10 E18 N10 W18$ E31 N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	86.00	148.00	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: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/10/2026 BY SYS