

LOT 46 WOODGATE VILLAGE UNIT 2
ORB 740-663,784-857,821-107 &
109,WD 1001-207,DC 1226-1239,

MERCER CHARLES T
238 SW BLUEBERRY PL
LAKE CITY, FL 32024-4353

2026

08-4S-16-02810-146

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	VINYL SID	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	03	03	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 MARKET VALUE
BAS	1,782	100		45,384
UOP	154	25		968
USP	240	35		2,139
TOTALS	2,176			48,491

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%	2021								
Heated Area: 1782					HX Base Yr						

162 SW HOBBY PL, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			48,491
TOTAL MARKET OB/XF VALUE			9,750
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			76,741
SOH/AGL Deduction			7,107
ASSESSED VALUE			69,634
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			69,634
TOTAL JUST VALUE			76,741
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,741
SALE:2:1: LOT 46 UNIT II WOODGATE VILLAGE			
SALE:1:1: LOT 46 WOODGATE VILLAGE/ 1992 66 X 28 MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0369	12/23/2014	WD	Q	I	01	34,000
GRANTOR: JONITA K BROTHERS (SI)						
GRANTEE: CHARLES T MERCER						
1001/0207	12/01/2003	WD	Q	I		61,500
GRANTOR: PHILIP W & JENNIFER M						
GRANTEE: JOHN O JR & JONITA						

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	0296	SHED METAL	0	0	10	13	UT	5.00	5.00	100	1994	1994	3	100	650	
2	0070	CARPORT UF	0	0	18	20	UT	2.50	2.50	100	2006	2006	3	100	900	
3	9947	Septic	0	0	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	0	0	0	UT	0.00	0.00	100	2019	2019	3	100	200	
5	0070	CARPORT UF	0	0	0	0	UT	0.00	0.00	100	2019	2019	3	100	5,000	

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

BUILDING DIMENSIONS			
BAS= W40 UOP= N11 W14 S11 E14\$ W26 S27 E28 USP= S12 E20 N12 W20\$ E38 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	86.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							