

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
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,782	100	
UOP	154	25	
USP	240	35	
TOTALS	2,176		

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	

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	

TOTAL OB/XF														9,750			
BLD DATE														LGL DATE			
XF DATE														LAND DATE			
INC DATE														AG DATE			
162 SW HOBBY PL, LAKE CITY														04/21/2023 MLU			

BUILDING NOTES													

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										