LOT 47 WOODGATE VILLAGE UNIT 2.
740-663, 758-1269, DC 1271-1883,

COMTE STEPHANNE JEAN/PRITCHET JOHNNY
178 SW HOBBY PL
LAKE CITY, FL 32024

2027

08-4S-16-02810-147

BUILDING CHARACTERISTICS

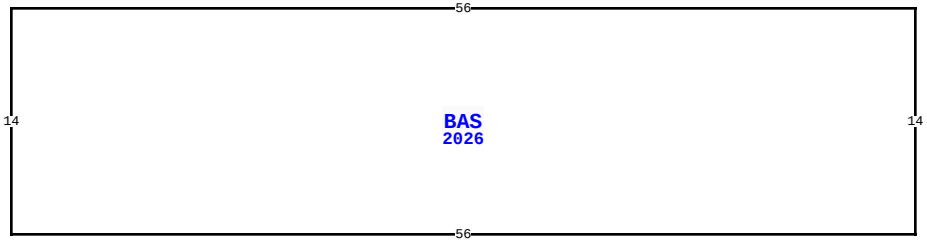
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	784	100	2026	784	82,979
TOTALS	784			784	82,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	784	112.5000	108.00	84,672	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 100% - 2026 Heated Area: 784 HX Base Yr 2026



178 SW HOBBY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	100	15	56	840.00	UT	1.40	1.40	100	0	0	3	100	1,176	
2	9947	Septic	0	100	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		82,979
TOTAL MARKET OB/XF VALUE		4,176
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		105,655
SOH/AGL Deduction		0
ASSESSED VALUE		105,655
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,244
TOTAL JUST VALUE		105,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,515

XFOB:1:1: HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052722	Mobile Home		04/24/2025
000052838	Right-of-Way Acce		04/07/2025
27731	M H	0	04/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1380	4/21/2025	WD	Q	V	03	23,700
GRANTOR: STARS & STRIPES MOBIL						
GRANTEE: COMTE STEPHANNE JEA						
1535/518	3/07/2025	WD	U	V	37	20,000
GRANTOR: PREMIER DEVELOPMENT F						
GRANTEE: STARS & STRIPES MOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,9] E56 S14 W56 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,176

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	100		RMH-2	86.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/17/2025 BY TP Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS