

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

2026

08-4S-16-02810-147

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	784	100	2026
TOTALS	784		784
			85,576

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF 2	100%	- 2026		Heated Area: 784					HX Base Yr	2026													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/21/2023		MLU
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			04/21/2023		MLU																			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		85,576	
TOTAL MARKET OB/XF VALUE		4,176	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		108,252	
SOH/AGL Deduction		0	
ASSESSED VALUE		108,252	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		56,841	
TOTAL JUST VALUE		108,252	
NCON VALUE		85,576	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		23,076	
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	01	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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	15	56		1.40	1.40	1,176
3	9947	Septic	0	100	0	0		3,000.00	3,000.00	3,000

TOTAL OB/XF												
4,176												
178 SW HOBBY PL, LAKE CITY												

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

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

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