

LOT 48 WOODGATE VILLAGE UNIT 2
 ORB 784-943, 803-753,
 981-2103, SWD 1009-1609, QC

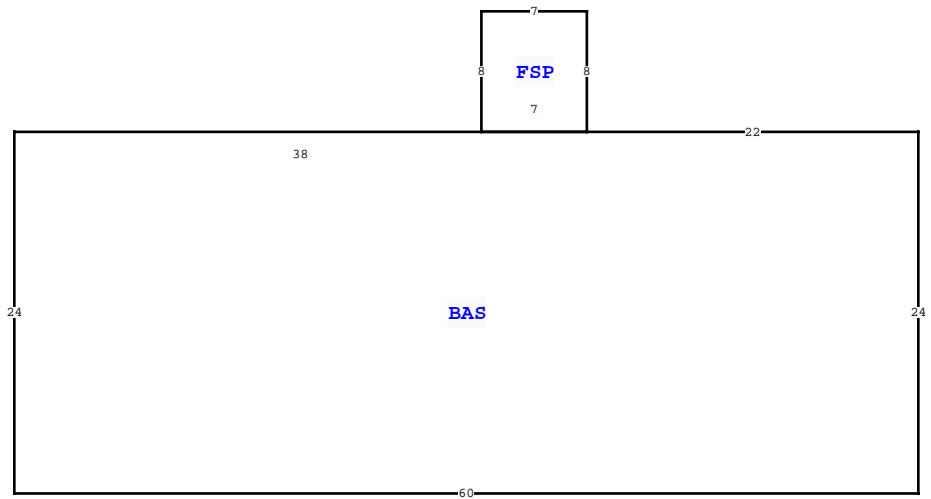
MERCER CHARLES
 238 SW BLUEBERRY PL
 LAKE CITY, FL 32024

2026

08-4S-16-02810-148


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	1,440	100	
FSP	56	40	
TOTALS	1,496		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,462	104.3100	62.59	91,507	1973	1973	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			36,603
TOTAL MARKET OB/XF VALUE			3,300
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			58,403
SOH/AGL Deduction			9,105
ASSESSED VALUE			49,298
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			49,298
TOTAL JUST VALUE			58,403
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			58,403
SALE:3:1: LOT 48 UNIT II WOODGATE VILLAGE			
SALE:2:1: WD REPLACING AGREEMENT			
SALE:1:1: LOT 48 UNIT 2 WOODGATE VILLAGE			
LAND:1:1: 0.38 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/1389	2/21/2018	QC	U	I	11	17,500
GRANTOR: MERCYLYN MCCREA						
GRANTEE: CHARLES MERCER						
1009/1609	3/09/2004	WD	Q	I	01	14,000
GRANTOR: AMERICAN GENERAL						
GRANTEE: ROBERT & MERCYLYN M						

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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W22 FSP= N8 W7 S8 E7\$ W38 S24 E60 N24\$.			

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	0102	C	SFR/MH	0		RMH-2	95.00	174.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							