LOT 49 WOODGATE VILLAGE UNIT 2
ORB 810-157, 837-1675,
853-815, 860-1113, 1114,

WHITE BILLY R/WHITE SHARON R
428 SW WOODGATE TERR
LAKE CITY, FL 32024

2027

08-4S-16-02810-149

BUILDING CHARACTERISTICS

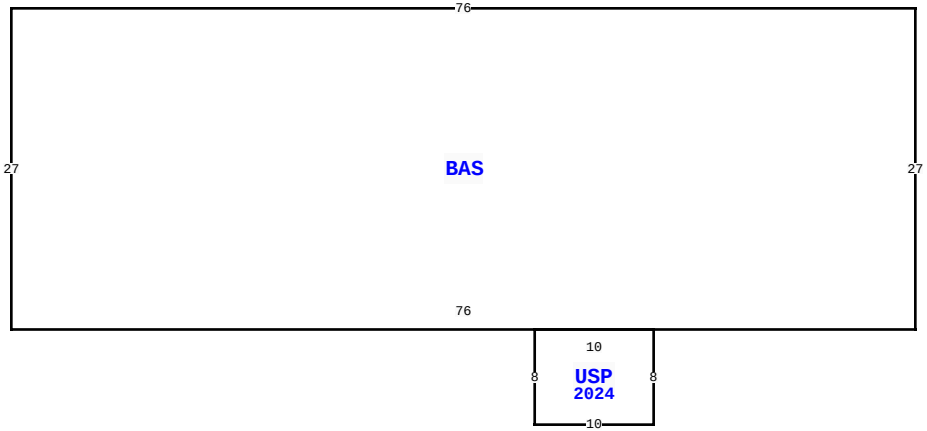
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,052	100		2,052	123,751
USP	80	35	2024	28	1,689
TOTALS	2,132			2,080	125,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,080	117.9000	109.65	228,072	2007	2007	0	0	0	45.00	55.00

2 MANUF 1 100% - 1999 Heated Area: 2052 HX Base Yr 1999



428 SW WOODGATE TER, 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,440
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	148,740
SOH/AGL Deduction	57,810
ASSESSED VALUE	90,930
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	39,519
TOTAL JUST VALUE	148,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,089

SALE:5:1: LOT 49 (AGMNT FOR DEED)

SALE:4:1: LOT 49 (AGMNT FOR DEED)

LAND:2:1: SEPTIC ONLY-HAS OWN WATER SYSTEM

SALE:1:1: LOT 48 WOODGATE VILLAGE UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25529	M H	275	02/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0862/2440	7/17/1998	WD	Q	I		29,500
GRANTOR: FREEDOM MH SALES						
GRANTEE: WHITE						
0860/1114	3/18/1998	QC	Q	V	01	0
GRANTOR: MORGAN						
GRANTEE: DEROSIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S27 E76 N27 $
USP=[YR=2024;ORIG=-32,27] E10 S8 W10 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,800

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-	2111.00	135.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS