

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

**2026**

08-4S-16-02810-149

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 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 Units	01	CONV	100
		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
BAS	2,052	100	
USP	80	35	2024
TOTALS	2,132		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	1999						
Heated Area: 2052						HX Base Yr 1999					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			126,789
TOTAL MARKET OB/XF VALUE			4,800
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			150,089
SOH/AGL Deduction			61,807
ASSESSED VALUE			88,282
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			36,871
TOTAL JUST VALUE			150,089
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,005
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						

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	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

BUILDING NOTES	
428 SW WOODGATE TER, LAKE CITY	

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