

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 | | |
| | | 2,080 | 126,789 |

| 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 | 100 | | | 3 | 100 | 3,000 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 1.00 | UT 1,800.00 | 100 | 2024 | 2023 | | 100 | 1,800 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/21/2023 | MLU |

| 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 | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |