

LOT 52 WOODGATE VILLAGE UNIT 2
 ORB 777-1911, 794-325,
 809-121,

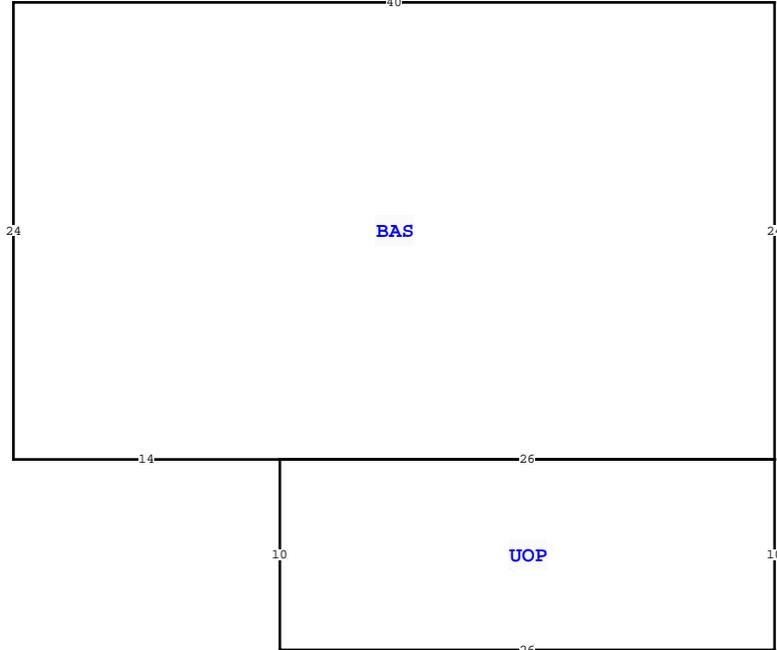
DOUGLAS VANCE WILLARD
 378 SW WOODGATE TERR
 LAKE CITY, FL 32024-9318

2026

08-4S-16-02810-152

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 90	
Exterior Wall	31	VINYL SID 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 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		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural Units	01	CONV 100	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	960	100	
UOP	260	25	
TOTALS	1,220		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 1996		Heated Area: 960					HX Base Yr 1996	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		26,666	
TOTAL MARKET OB/XF VALUE		5,250	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		50,416	
SOH/AGL Deduction		22,356	
ASSESSED VALUE		28,060	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		3,060	
TOTAL JUST VALUE		50,416	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		50,416	
SALE:3:1: LOT 52 UNIT II WOODGATE VILLAGE			
SALE:2:1: LOT 52 UNIT II WOODGATE VILLAGE			
SALE:1:1: LOT 52 WOODGATE VILLAGE UNIT II			
LAND:1:1: WET			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7646	M H	60	09/30/1993
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
0809/0121	7/01/1995	WE Q I	28,000
GRANTOR: HARRY A & ELNORA M FO			
GRANTEE: VANCE WILLARD DOUGL			
0794/0325	7/26/1994	WD Q V	12,000
GRANTOR: MARY LOU DOVER & PAUL			
GRANTEE: HARRY A & ELNORA M			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W40 S24 E14 UOP= S10 E26 N10 W26\$ E26 N24\$.			

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	0294	SHED WOOD/	0	100	8	10		5.00	5.00	100	1993	1993	3	100	400	
2	0294	SHED WOOD/	0	100	14	14		5.00	5.00	100	1993	1993	3	100	980	
3	9947	Septic	0	100	0	0		3,000.00	3,000.00	100			3	100	3,000	
4	0251	LEAN TO W/	0	100	19	20		1.50	1.50	100	1993	1993	3	100	570	
5	0169	FENCE/WOOD	0	100	0	0		0.00	0.00	100	2006	2006	3	100	200	
6	0296	SHED METAL	0	100	0	0		0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF											
5,250											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/21/2023 MLU								
INC DATE		AG DATE									

LAND DESCRIPTION																								
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	100		RMH-2	80.00	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: 0.25						Total Land Value: 18,500						Market: 0						Agricultural: 0						Common: 18,500					