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

2027

08-4S-16-02810-152

BUILDING CHARACTERISTICS

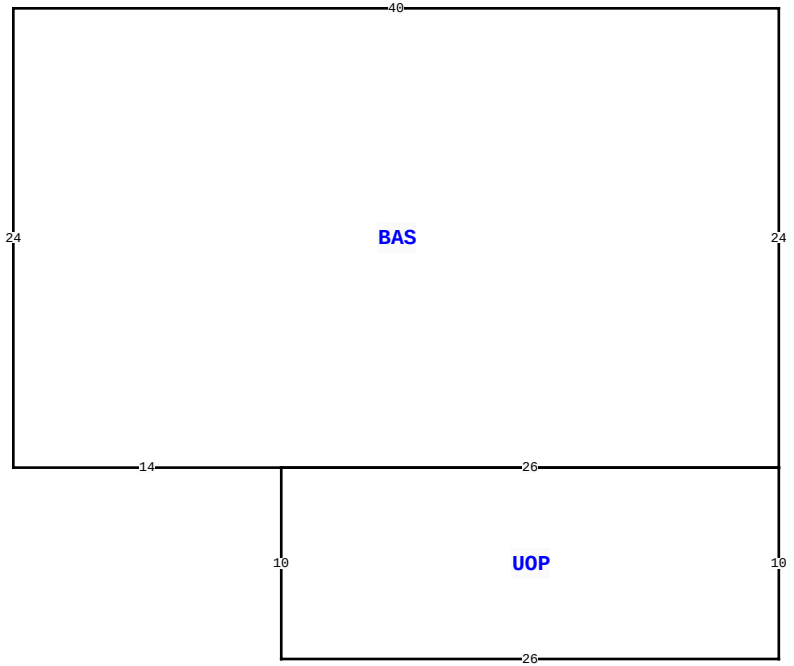
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	960	100		960	24,975
UOP	260	25		65	1,691
TOTALS	1,220			1,025	26,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,025	108.4000	65.04	66,666	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 960 HX Base Yr 1996



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

378 SW WOODGATE TER, LAKE CITY

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	0294	SHED WOOD/	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
2	0294	SHED WOOD/	0	100	14	14	196.00	UT	5.00	5.00	100	1993	1993	3	100	980	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0251	LEAN TO W/	0	100	19	20	380.00	UT	1.50	1.50	100	1993	1993	3	100	570	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	21,514
ASSESSED VALUE	28,902
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	3,902
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 / U	V / I	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$.

LAND DESCRIPTION

TOTAL OB/XF 5,250

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	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 PRINTED 11/17/2026 BY SYS