LOT 54 WOODGATE VILLAGE UNIT 2.
798-1230, QC 822-2325, 847-2056.

CHANNELL DAVID M/CHANNELL NANCY T
348 SW WOODGATE TER
LAKE CITY, FL 32024

2027

08-4S-16-02810-154

BUILDING CHARACTERISTICS

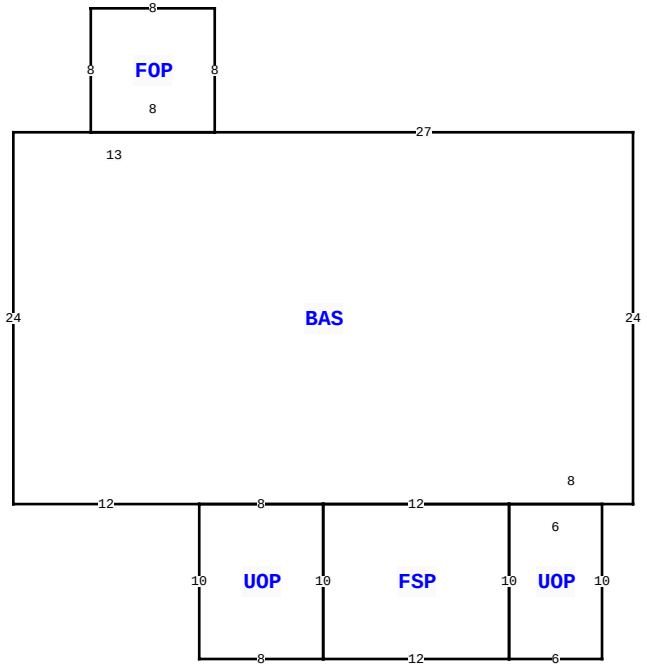
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	50,038
FOP	64	35		22	1,147
FSP	120	40		48	2,502
UOP	60	25		15	782
UOP	80	25		20	1,042
TOTALS	1,284			1,065	55,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,065	101.9000	94.77	100,930	1985	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 960 HX Base Yr



348 SW WOODGATE TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,512
TOTAL MARKET OB/XF VALUE	5,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	79,412
SOH/AGL Deduction	0
ASSESSED VALUE	79,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,412
TOTAL JUST VALUE	79,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,009

BLDG:1:1: SUMM MH (RP'D-JAY DAVIS)
SALE:3:1: LOT 54 UNIT II WOODGATE VILLAGE
SALE:2:1: LOT 54
SALE:1:1: SALE INCL 02810-153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13437	M H	125	12/22/1997
8674	M H	125	08/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/204	5/20/2024	WD	Q	I	01	100,000
GRANTOR: DAVIS JAY S						
GRANTEE: CHANNELL DAVID M						
1010/0014	3/18/2004	WD	Q	V	04	100
GRANTOR: WESTRIDGE						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N8 W8 S8 E8$ W13 S24 E12 UOP= S10 E8 N10 W8$ E8
FSP= S10 E12 N10 W12$ E12 UOP= S10 E6 N10 W6 $ E8 N24$.

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	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,400.00	2,400.00	100	2024	2023		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	0000	C	VAC RES	0		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 05/29/2024 BY ME Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS