

LOT 55 WOODGATE VILLAGE UNIT 2.
657-713, 805-213, WD 1524-2619,

BROWN JONETTE
332 SW WOODGATE TER
LAKE CITY, FL 32024

2026

08-4S-16-02810-155
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

| ELEMENT | | BUILDING CHARACTERISTICS | | | |
|-----------|------------------|--------------------------|-------|--------------|----------------------|
| CD | CONSTRUCTION | | | | |
| 31 | VINYL SID 100 | | | | |
| 00 | N/A 0 | | | | |
| 03 | GABLE/HIP 100 | | | | |
| 03 | COMP SHNGL 100 | | | | |
| 05 | DRYWALL 100 | | | | |
| 08 | SHT VINYL 100 | | | | |
| 00 | N/A 0 | | | | |
| 03 | CENTRAL 100 | | | | |
| 04 | AIR DUCTED 100 | | | | |
| 3 | 100 | | | | |
| 2 | 100 | | | | |
| 01 | NONE 100 | | | | |
| 1. | 1.100 | | | | |
| 0 | 100 | | | | |
| 03 | 03 100 | | | | |
| 01 | 01 100 | | | | |
| 05 | 05 | | | | |
| 0200 | MOBILE HOME | | | | |
| | | | 06 | | |
| | | 8416.0100 | 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,512 | 100 | 2026 | 1,512 | 172,462 |
| TOTALS | 1,512 | | | 1,512 | 172,462 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------------------|-------|-----------|-------------|----------------|-----------------|----------|-----|-----------|------|---------|--------|----------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | MANUF | 3 | 100% | - 2026 | | | | | | | | |
| Heated Area: 1512 | | | | | HX Base Yr 2026 | | | | | | | |
| | | | | | | | | | | | | |
| 332 SW WOODGATE TER, LAKE CITY | | | | | | | | | | | | |
| BLD DATE | | XF DATE | | INC DATE | | LGL DATE | | LAND DATE | | AG DATE | | 04/21/2023 MLU |

| COLUMBIA COUNTY PROPERTY VALUATION SUMMARY | | | |
|--|-------------------|-----|------------|
| VALUATION BY | STANDARD | | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | 172,462 | | |
| TOTAL MARKET OB/XF VALUE | 7,000 | | |
| TOTAL LAND VALUE - MARKET | 18,500 | | |
| TOTAL MARKET VALUE | 197,962 | | |
| SOH/AGL Deduction | 0 | | |
| ASSESSED VALUE | 197,962 | | |
| TOTAL EXEMPTION VALUE | HX HB 51,411 | | |
| BASE TAXABLE VALUE | 146,551 | | |
| TOTAL JUST VALUE | 197,962 | | |
| NCON VALUE | 172,462 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 25,500 | | |
| LAND:1:1: 0.30 AC. | | | |
| XFOB:1:1: SPRINGHILL M H | | | |
| SALE:1:1: LOT 55 WOODGATE VILLAGE | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 000051621 | Mobile Home | | 11/25/2024 |
| 000051179 | Right-of-Way Acce | | 10/21/2024 |

| SALES DATA | | | | | | |
|------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1524/2619 | 9/19/2024 | WD | Q | I | 01 | 5,000 |
| GRANTOR: CARTER JOHN W | | | | | | |
| GRANTEE: BROWN JONETTE | | | | | | |
| 0805/0213 | 5/04/1995 | WD | Q | I | | 31,500 |
| GRANTOR: JUNE A JOYNER | | | | | | |
| GRANTEE: JOHN W CARTER | | | | | | |

| 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

| BUILDING NOTES | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2026;ORIG=14,22] E56 S27 W56 N27 \$ | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2026;ORIG=14,22] E56 S27 W56 N27 \$ | | | | | | | | | | | | |

| 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-2 | 97.00 | 135.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | | |