

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	167,439
TOTALS	1,512			1,512	167,439

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		170,856	2024	2024	0	0	2.00	98.00
				Heated Area: 1512			HX Base Yr 2026				

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	167,439		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	192,939		
SOH/AGL Deduction	0		
ASSESSED VALUE	192,939		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	141,528		
TOTAL JUST VALUE	192,939		
NCON VALUE	167,439		
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		332 SW WOODGATE TER, LAKE CITY														
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	

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

BUILDING NOTES											

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							