

LOT 13 WOODGATE VILLAGE UNIT 3.  
775-282, QC 1493-417, DC 1499-27

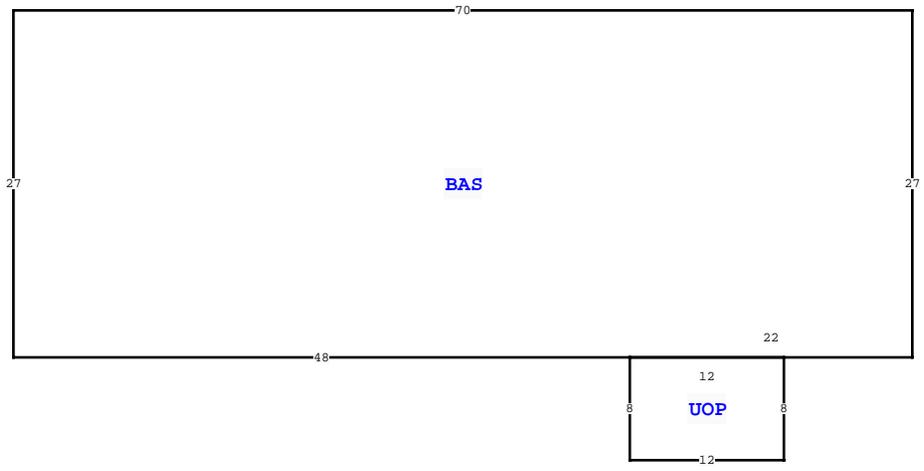
LASHLEY JENNIFER RENEE  
252 SW HOBBY PL  
LAKE CITY, FL 32024

**2026**

08-4S-16-02810-313

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	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		4	100
Bathrooms		2.5	100
Stories	1.	1.	100
Architctual	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
BAS	1,890	100	
UOP	96	25	
TOTALS	1,986		
TOTALS		1,914	54,940

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2024								
				Heated Area: 1890			HX Base Yr	2024			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			54,940
TOTAL MARKET OB/XF VALUE			4,600
TOTAL LAND VALUE - MARKET			21,375
TOTAL MARKET VALUE			80,915
SOH/AGL Deduction			60,234
ASSESSED VALUE			20,681
TOTAL EXEMPTION VALUE	HX HB VX		20,681
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			80,915
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049680	Roof Replacement	11,445	04/23/2024
7351	M H	60	07/08/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/417	6/19/2023	QC	U	I	11	90,000
GRANTOR: METCALF CHARLES M						
GRANTEE: LASHLEY JENNIFER RE						
0775/0282	5/21/1993	WD	Q	V		11,000
GRANTOR: WESTRIDGE INC						
GRANTEE: CHARLES METCALF						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
4	0296	SHED METAL	0	100	10	12	1.00	UT	400.00	400.00	25

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS= W70 S27 E48 UOP= S8 E12N8 W12S E22 N27S.	

BUILDING DIMENSIONS	
BAS= W70 S27 E48 UOP= S8 E12N8 W12S E22 N27S.	

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	0102	C	SFR/MH	100		RSF/MH	0.00	155.00	1.00	LT		1.00	1.00	0.95	22,500.00	21,375.00	21,375							