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

LASHLEY JENNIFER RENEE
252 SW HOBBY PL
LAKE C ITY, FL 32024

2027

08-4S-16-02810-313

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
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		4 100
Bathrooms		2.5 100
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

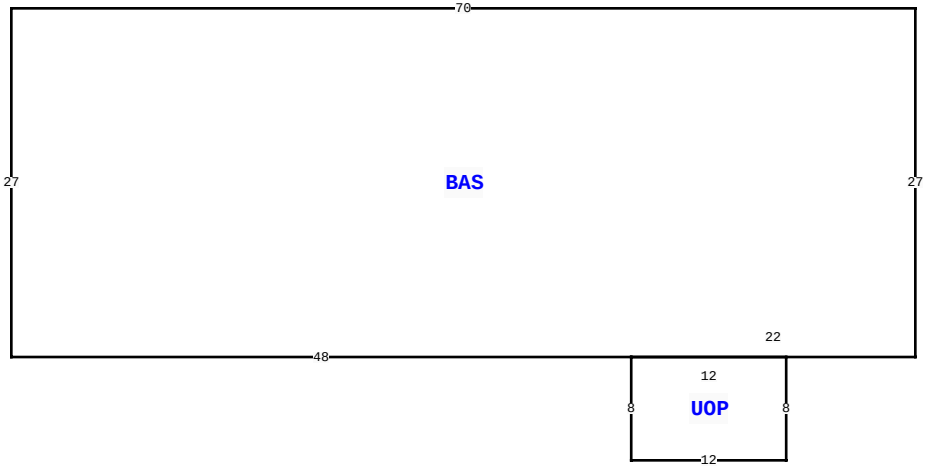
NEIGHBORHOOD/LOC 8416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	51,665
UOP	96	25		24	656
TOTALS	1,986			1,914	52,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,914	113.9000	68.34	130,803	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2024 Heated Area: 1890 HX Base Yr 2024



252 SW HOBBY PL, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	52,321
TOTAL MARKET OB/XF VALUE	4,600
TOTAL LAND VALUE - MARKET	21,375
TOTAL MARKET VALUE	78,296
SOH/AGL Deduction	56,995
ASSESSED VALUE	21,301
TOTAL EXEMPTION VALUE	HX HB VX 21,301
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	78,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,296

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S27 E48 UOP= S8 E12N8 W12$ E22 N27$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	10	12	1.00	UT	400.00	400.00	25	1996	1996	3	25	100	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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		RSF/MH	0.00	155.00	1.00	LT		1.00	1.00	0.95	22,500.00	21,375.00	21,375							

REVIEW DATE 05/14/2024 BY JS Total Acres: 0.49 Total Land Value: 21,375 Market: 0 Agricultural: 0 Common: 21,375 PRINTED 11/17/2026 BY SYS