

LOT 14 WOODGATE VILLAGE UNIT 3.
777-42, 780-333, QC 1025-817, WD

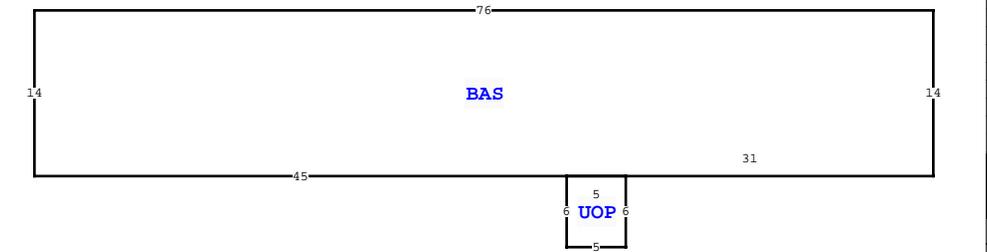
BRENEGAN KEITH ALLEN/BRENEGAN GENEVIEVE
226 SW HOBBY PL
LAKE CITY, FL 32024

2026

08-4S-16-02810-314

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LAM/VNLPLK 20
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,072	106.2000	66.91	71,728	1993	2005	0	0	53.00	47.00



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	33,712		
TOTAL MARKET OB/XF VALUE	3,800		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	60,012		
SOH/AGL Deduction	14,855		
ASSESSED VALUE	45,157		
TOTAL EXEMPTION VALUE	HX HB 25,000		
BASE TAXABLE VALUE	20,157		
TOTAL JUST VALUE	60,012		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	57,137		

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
BAS	1,064	100
UOP	30	25
TOTALS	1,094	1,072
		33,712

226 SW HOBBY PL, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054223	Electrical Servic		10/10/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/2132	2/26/2020	WD U	I	I	11	0
GRANTOR: SAMASTA2013 LLC						
GRANTEE: KEITH A BRENEGAN &						
1406/2053	2/26/2020	WD U	I	I	11	100
GRANTOR: JOE CHAKKOLA						
GRANTEE: SAMASTA2013 LLC						

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	100	2024	2023		100	800	

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

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W76 S14 E45 UOP= S6 E5 N6 W53 E31 N14\$.						

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		RSF/MBL	41.00	155.00	0.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	11,250							
2	0000	C	VAC RES	100		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	11,250							