LOT 20 WOODGATE VILLAGE UNIT 3

ORB 789-142, 789-1238, 790-496,

MONTGOMERY HENRY/MONTGOMERY OLA MAE BROWN
187 SW HOSFORD CT
LAKE CITY, FL 32024

2027

08-4S-16-02810-320

BUILDING CHARACTERISTICS

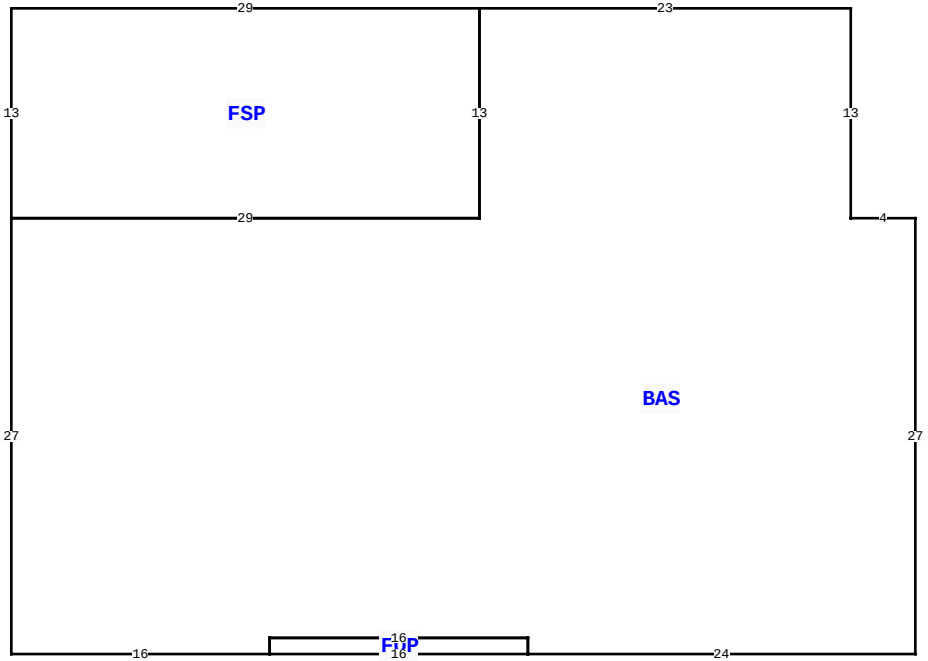
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,795	100		1,795	49,068
FOP	16	35		6	164
FSP	377	40		151	4,128
TOTALS	2,188			1,952	53,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,952	113.9000	68.34	133,400	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1795 HX Base Yr 1995



187 SW HOSFORD CT, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1994	1994	3	100	720	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	3	57	171.00	UT	1.50	1.50	100	1994	1994	3	100	257	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,360
TOTAL MARKET OB/XF VALUE		5,977
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		81,837
SOH/AGL Deduction		34,866
ASSESSED VALUE		46,971
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,971
TOTAL JUST VALUE		81,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,837

SALE:2:1: LOT 20 WOODGATE VILLAGE UNIT 3

LAND:1:1: 0.68 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8525	M H	125	06/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/1346	2/17/2009	WD	U	I	34	11,500
GRANTOR: DEAS-BULLARD						
GRANTEE: MONTGOMERY - BROWN						
1156/0103	7/31/2008	WD	Q	I	02	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= W29 S13 E29 N13$ S13 W29 S27 E16 FOP= E16 N1 W16 S1$ N1 E16 S1E24 N27 W4 N13$.

LAND DESCRIPTION

TOTAL OB/XF 5,977

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	217.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.67 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS