

LOT 23 WOODGATE VILLAGE UNIT 3
780-333, 838-1803, WD 1039-
1381, LE 1333-540, WD 1383-463

MARTIN JERRY/MARTIN TASSIE
5370 SW ELIM CHURCH RD
FORT WHITE, FL 32038

2026

08-4S-16-02810-323

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1.100				
01	CONV 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	156	100		156	4,302
BAS	924	100		924	25,480
FSP	96	40		38	1,048
TOTALS	1,176			1,118	30,830

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,118	114.9000	68.94	77,075	1993	1993	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 1080 HX Base Yr													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		30,830	
TOTAL MARKET OB/XF VALUE		3,450	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		52,780	
SOH/AGL Deduction		6,060	
ASSESSED VALUE		46,720	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		46,720	
TOTAL JUST VALUE		52,780	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		52,780	
SALE:1:1: CONTRACT FOR DEED			
PRMT:1:1: KEARNS			
LAND:1:1: 0.72 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12383	M H	125	04/09/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/0463	4/22/2019	WD U		I	35	39,000
GRANTOR: PATRICIA P KEARNS						
GRANTEE: JERRY & TASSIE MART						
1333/0540	3/20/2017	LE U		I	14	100
GRANTOR: PATRICIA P KEARNS						
GRANTEE: SARAH DEPERGOLA (RM						

EXTRA FEATURES																	
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	300.00	300.00	50	1997	1997	3	50	150	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	0		RSF/MH	92.00	208.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							