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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

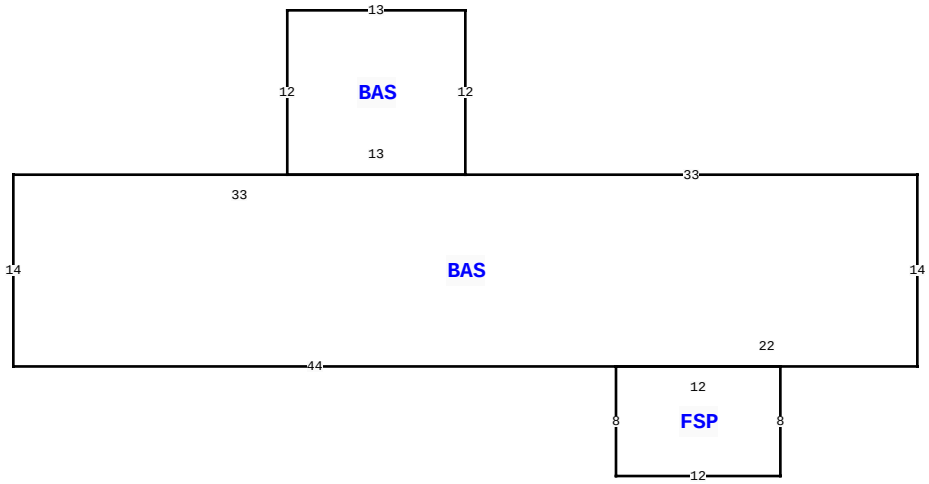
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	156	100		156	4,517
BAS	924	100		924	26,755
FSP	96	40		38	1,100
TOTALS	1,176			1,118	32,373

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	72.39	80,932	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1080 HX Base Yr



162 SW HOSFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,373
TOTAL MARKET OB/XF VALUE	3,450
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	54,323
SOH/AGL Deduction	7,603
ASSESSED VALUE	46,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,720
TOTAL JUST VALUE	54,323
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 BAS= N12 W13 S12 E13$ W33 S14 E44 FSP= S8 E12 N8 W12$ E22 N14$.

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	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 3,450

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	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							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.44 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS