LOT 47 WOODGATE VILLAGE UNIT 2.
740-663, 758-1269, DC 1271-1883,

PREMIER DEVELOPMENT FLORIDA LLC
411 WALNUT ST #19317
GREEN COVE SPRINGS, FL 32043

2025

08-4S-16-02810-147

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

178 SW HOBBY PL, 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	0
TOTAL MARKET OB/XF VALUE	4,576
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	23,076
SOH/AGL Deduction	1,222
ASSESSED VALUE	21,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,854
TOTAL JUST VALUE	23,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,076

XFOB:1:1: HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27731	M H	0	04/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/2104	1/03/2025	WD	Q	I	01	5,000
GRANTOR: KELLY ROBERT						
GRANTEE: PREMIER DEVELOPMENT						
1368/0537	9/06/2018	QC	U	I	11	100
GRANTOR: CHARLES MERCER						
GRANTEE: ROBERT KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0166	CONC,PAVMT	0	0	15	56	840.00	UT	1.40	1.40	100	0	0	3	100	1,176	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	400.00	400.00	25	1993	1993	3	25	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,576

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	0700	C	MISC RES	0		RMH-2	86.00	145.00	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: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/05/2025 BY SYS