LOT 16 WOODGATE VILLAGE UNIT 2

784-876, 804-1001, WD 1276-1122,

MOLL JESSICA ERRIN
130 SW SWEETGUM GLN
LAKE CITY, FL 32024

2025

05-4S-16-02777-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

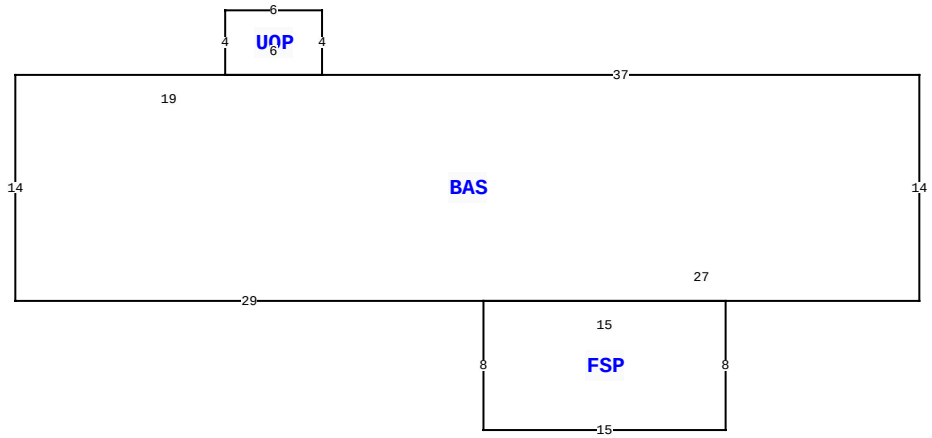
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	43,741
FSP	120	40		48	2,678
UOP	24	25		6	335
TOTALS	928			838	46,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	838	107.9100	101.44	85,007	1992	1992	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2025 Heated Area: 784 HX Base Yr 2025



130 SW SWEETGUM GLN, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		46,754
TOTAL MARKET OB/XF VALUE		5,936
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		71,190
SOH/AGL Deduction		0
ASSESSED VALUE		71,190
TOTAL EXEMPTION VALUE	HX HB	46,190
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		71,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/766	3/08/2023	WD	Q	I	01	90,000
GRANTOR: HAM CAROL BELINDA						
GRANTEE: MOLL JESSICA ERRIN						
1276/1122	4/24/2014	WD	U	I	30	100
GRANTOR: CAROL BELINDA HAM						
GRANTEE: CAROLBELINDA HAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N4 W6 S4 E6$ W19 S14 E29 FSP= S8 E15 N8 W15$ E27 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	0070	CARPORT UF	0	100	8	14	112.00	UT	3.00	3.00	100	1993	1993	3	100	336	
2	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,936

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		RMH-2	90.00	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: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 07/04/2025 BY SYS