LOT 2 WOODGATE VILLAGE UNIT 2.
597-735, 649-201, 701-678, 817-9

CENTENO ALFREDO MIGUEL/CARRANZA EMELY MORALES
131 SW SWEETGUM GLN
LAKE CITY, FL 32024

2027

05-4S-16-02777-102

BUILDING CHARACTERISTICS

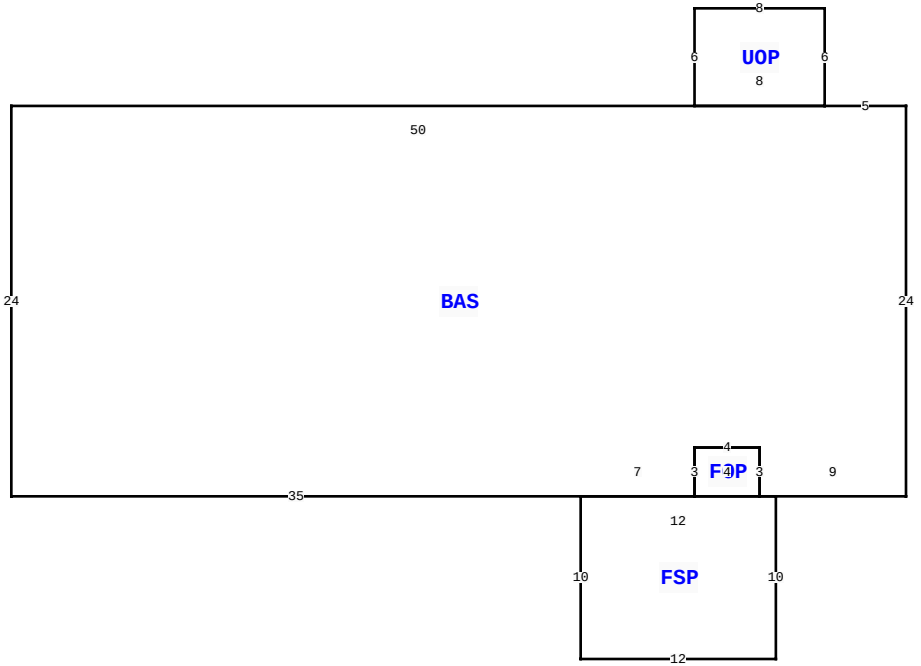
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100		1,308	35,442
FOP	12	35		4	108
FSP	120	40		48	1,301
UOP	48	25		12	325
TOTALS	1,488			1,372	37,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,372	112.9000	67.74	92,939	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1308 HX Base Yr



131 SW SWEETGUM GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	0261	PRCH, UOP	0	0	12	6	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	37,176
TOTAL MARKET OB/XF VALUE	5,100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	60,776
SOH/AGL Deduction	0
ASSESSED VALUE	60,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,776
TOTAL JUST VALUE	60,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0649	8/28/2020	WD	Q	I	01	49,900
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: ALFREDO M CENTENO &						
1411/1587	5/08/2020	WD	U	I	37	35,000
GRANTOR: TIMOTHY V STANLEY						
GRANTEE: KELLY COMPANIES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UOP= N6 W8 S6 E8 $ W50 S24 E35 FSP= S10 E12 N10 W12$
E7 FOP= E4 N3 W4S3 $ N3 E4 S3 E9 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,100

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	0		RMH-2	90.00	130.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/02/2023 BY JB Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS