LOT 5 WOODGATE VILLAGE UNIT 2.
597-735, 649-201, 681-057, 740-1

FAIRCHILD JAMES E/FAIRCHILD JEANETTE E
183 SW SWEETGUM GLN
LAKE CITY, FL 32024

2027

05-4S-16-02777-105

BUILDING CHARACTERISTICS

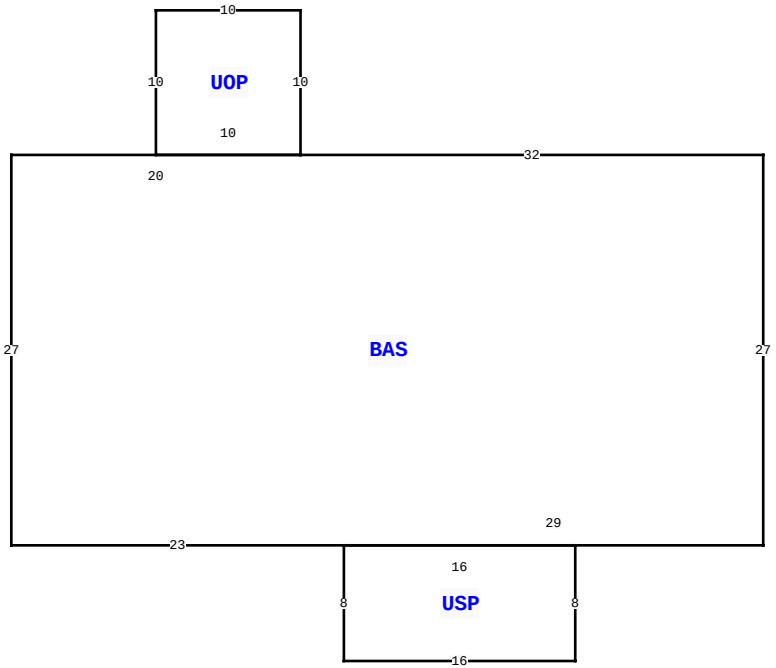
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,404	100		1,404	83,521
UOP	100	25		25	1,487
USP	128	35		45	2,677
TOTALS	1,632			1,474	87,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,474	116.3000	108.16	159,428	1988	1988	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1404 HX Base Yr



183 SW SWEETGUM GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	0	3	35	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,685
TOTAL MARKET OB/XF VALUE	6,350
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	112,535
SOH/AGL Deduction	0
ASSESSED VALUE	112,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,535
TOTAL JUST VALUE	112,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1486	8/28/2019	WD	Q	I	01	58,700
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: JAMES E & JEANETTE						
1333/0703	3/21/2017	CT	U	I	18	20,200
GRANTOR: CLERK OF COURT						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N10 W10 S10 E10$ W20 S27 E23 USP= S8E16N8 W16$ E29 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,350

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		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 KS Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS