

LOT 12 WOODGATE VILLAGE UNIT 2.  
722-450, CT 1273-1826, WD 1277-2

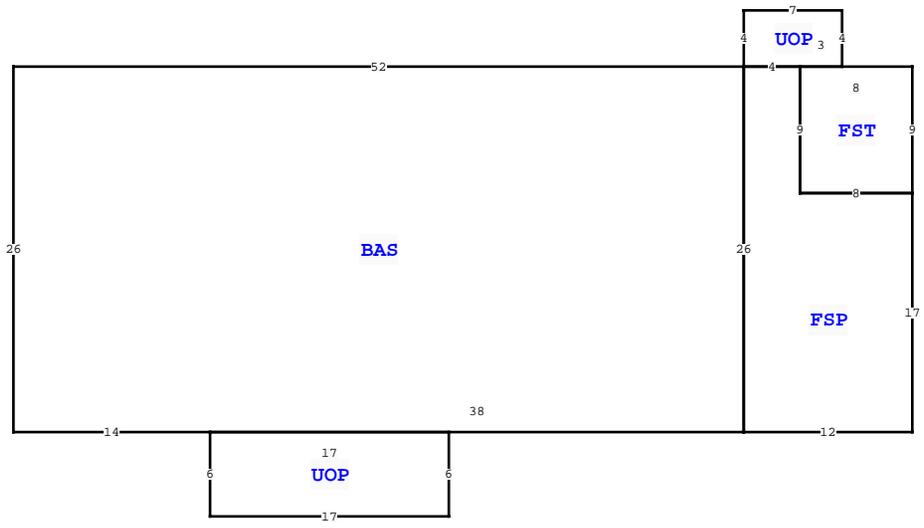
BELKIN MICHELLE ANN  
198 SWEETGUM GLN  
LAKE CITY, FL 32024

**2026**

05-4S-16-02777-112

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 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	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,521	94.3200	56.59	86,073	1989	1989	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 1352 HX Base Yr												



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	1,352	100		1,352	30,604
FSP	240	40		96	2,173
FST	72	55		40	906
UOP	28	25		7	158
UOP	102	25		26	588
TOTALS	1,794			1,521	34,429

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		34,429	
TOTAL MARKET OB/XF VALUE		6,300	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		59,229	
SOH/AGL Deduction		6,412	
ASSESSED VALUE		52,817	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		52,817	
TOTAL JUST VALUE		59,229	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		59,229	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1322	4/10/2026	WD Q	Q	I	01	115,000
GRANTOR: TIGUIRAM FRANCISCO						
GRANTEE: BELKIN MICHELLE ANN						
1463/504	4/01/2022	WD U	U	I	11	100
GRANTOR: SUWANNEE FISH COMPANY						
GRANTEE: TIGUIRAM FRANCISCO						

EXTRA FEATURES		198 SW SWEETGUM GLN, LAKE CITY															
L N	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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0296	SHED METAL	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W52 S26 E14 UOP= S6 E17N6 W17\$ E38 FSP= E12 N17 FST= N9 W8 S9 E8\$ W8 N9 UOP= E3 N4 W7 S4 E4\$ W4 S26 \$ N26\$.												

LAND DESCRIPTION													TOTAL OB/XF 6,300												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								