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

BELKIN MICHELLE ANN
198 SWEETGUM GLN
LAKE CITY, FL 32024

2027

05-4S-16-02777-112

BUILDING CHARACTERISTICS

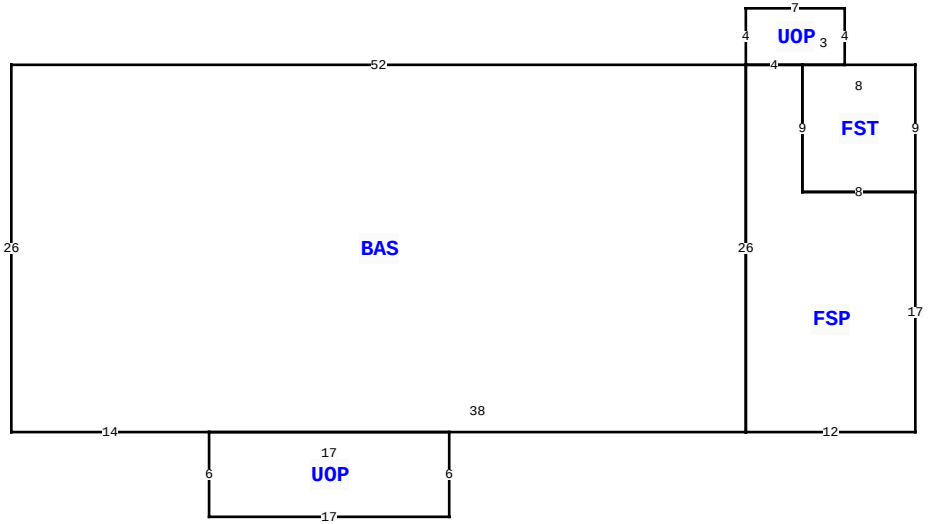
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	59,964
FSP	240	40		96	4,258
FST	72	55		40	1,774
UOP	28	25		7	310
UOP	102	25		26	1,153
TOTALS	1,794			1,521	67,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,521	100.8045	80.64	122,653	1989	1989	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1352 HX Base Yr



198 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	67,459
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	92,259
SOH/AGL Deduction	34,160
ASSESSED VALUE	58,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,099
TOTAL JUST VALUE	92,259
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	I	01	115,000
GRANTOR: TIGUIRAM FRANCISCO						
GRANTEE: BELKIN MICHELLE ANN						
1463/504	4/01/2022	WD	U	I	11	100
GRANTOR: SUWANNEE FISH COMPANY						
GRANTEE: TIGUIRAM FRANCISCO						

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

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	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/05/2026 BY TP Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS