LOT 15 WOODGATE VILLAGE UNIT 2

784-866, 865-1640, 867-1222, 902

BETHEA PLEAS J
146 SW SWEETGUM GLN
LAKE CITY, FL 32024

2026

05-4S-16-02777-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	05	05

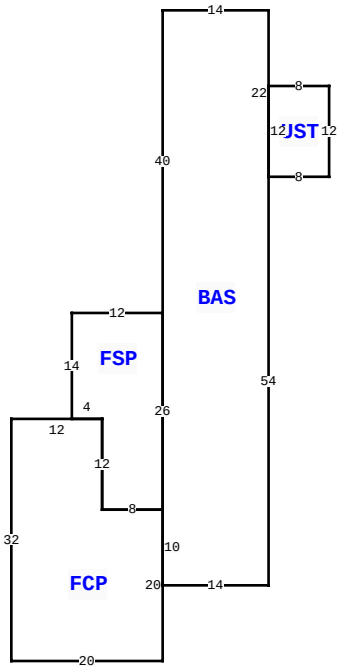
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	70,149
FCP	544	25		136	8,966
FSP	264	40		106	6,989
UST	96	45		43	2,835
TOTALS	1,968			1,349	88,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,349	115.0000	72.45	97,735	1988	2020	0	0	0	9.00	91.00

1 MOBILE HME 100% - 2023 Heated Area: 1064 HX Base Yr 2023



146 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		88,939
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		115,239
SOH/AGL Deduction		4,713
ASSESSED VALUE		110,526
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		9,115
TOTAL JUST VALUE		115,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7303	M H	60	06/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/2433	2/12/2026	QC	U	I	11	100
GRANTOR: BETHA PLEAS J AKA BET						
GRANTEE: BETHEA PLEAS J						
1560/401	12/08/2025	WD	U	I	11	100
GRANTOR: M&J SAMPSON LLC						
GRANTEE: BETHEA PLEAS JACKSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S40 FSP= W12 S14 E4 S12 E8 N26$ S26 FCP= W8 N12 W12 S32 E20 N20 $ S10 E14 N54 UST= E8 N12 W8 S12$ N22$.

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	0030	BARN,MT	0	100	20	23	480.00	UT	10.00	10.00	100	1994	1994	3	100	4,800	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	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 05/12/2026 BY SYS