

LOT 1 SOUTHPOINTE ESTATES S/D.
839-1846, 857-2258, 876-427, 915

WHITEHEAD JAMES TYLER/WHITEHEAD KATIE MARIE
154 SW WOODS GLN
LAKE CITY, FL 32024

2026

23-4S-16-03100-101
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	14	PREFIN	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	14	CARPET		90	
Interior Floor	08	SHT	VINYL	10	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR	DUCTED	100	
Bedrooms		4		100	
Bathrooms		2		100	
Stories	1.	1.		100	
Architectural Units	01	CONV		100	
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	23416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	104,578
TOTALS	1,680			1,680	104,578

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	0%	- 2026																				
					Heated Area: 1680			HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/21/2023		
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			04/21/2023																					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		104,578	
TOTAL MARKET OB/XF VALUE		8,800	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		131,878	
SOH/AGL Deduction		0	
ASSESSED VALUE		131,878	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		131,878	
TOTAL JUST VALUE		131,878	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,970	
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1478	9/04/2025	WD	Q	I	01	189,900
GRANTOR: BEDENBAUGH GLORIA						
GRANTEE: WHITEHEAD JAMES TYL						
1201/1656	9/17/2010	WD	Q	I	01	77,000
GRANTOR: VICTOR L SANDIDGE & M						
GRANTEE: GLORIA BEDENBAUGH						

EXTRA FEATURES																	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION													TOTAL OB/XF												
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	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W56 S30 E56 N30\$.												