

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 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
		0	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
BAS	1,680	100	
TOTALS	1,680		102,407

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				
TOTALS	1,680		1,680	102,407								

COLUMBIA COUNTY PROPERTY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			102,407
TOTAL MARKET OB/XF VALUE			8,800
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			129,707
SOH/AGL Deduction			0
ASSESSED VALUE			129,707
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			129,707
TOTAL JUST VALUE			129,707
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,970

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

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

BUILDING NOTES												
BAS= W56 S30 E56 N30\$.												

BUILDING DIMENSIONS												
BAS= W56 S30 E56 N30\$.												

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								