LOT 2 SOUTHPOINTE ESTATES S/D.
839-1846, 857-2258, 860-1204,

IVERY SABRINA L/IVERY LOUISE
182 SW WOODS GLN
LAKE CITY, FL 32024

2026

23-4S-16-03100-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

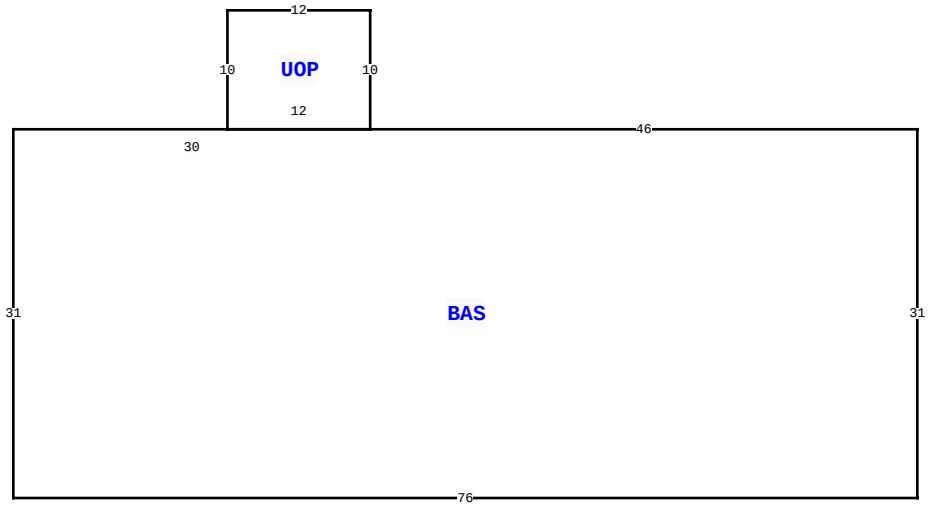
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,356	100		2,356	68,814
UOP	120	25		30	876
TOTALS	2,476			2,386	69,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,386	115.9000	73.02	174,226	1999	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 2356 HX Base Yr 1999



182 SW WOODS 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		69,690
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		96,390
SOH/AGL Deduction		33,754
ASSESSED VALUE		62,636
TOTAL EXEMPTION VALUE	HX HB	37,636
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		96,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,069

SALE:1:1: LOT 2

LAND:1:1: 1.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1378/0886	2/14/2019	QC	U	I	11	100
GRANTOR: SABRINA L IVERY						
GRANTEE: SABRINA L IVERY & L						
1297/1381	7/06/2015	WD	U	I	30	100
GRANTOR: LINDA J IVERY						
GRANTEE: SABRINA L IVERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UOP= N10 W12 S10 E12$ W30 S31 E76 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/26/2025 BY KS Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS