

LOT 2 BLOCK A WOODGATE  
VILLAGE UNIT 1  
DC 1421-1400, LE 1421-1401,

JOUBERT ART  
131 SW ASPEN GLN  
LAKE CITY, FL 32024

2026

05-4S-16-02777-003



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 03 | BELOW AVG. 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 04 | PLYWOOD 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                          | 03               | 03 |
| 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       | 528              | 100         |      | 528          | 11,508               |
| BAS       | 1,152            | 100         |      | 1,152        | 25,109               |
| FCP       | 209              | 25          |      | 52           | 1,133                |
| FEP       | 100              | 85          |      | 85           | 1,853                |
| FOP       | 85               | 35          |      | 30           | 654                  |
| FOP       | 98               | 35          |      | 34           | 741                  |

|        |       |  |  |       |        |
|--------|-------|--|--|-------|--------|
| TOTALS | 2,172 |  |  | 1,881 | 40,998 |
|--------|-------|--|--|-------|--------|

| EXTRA FEATURES |            |             |         |     |   |       |    |       |                |           |         |
|----------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0296       | SHED METAL  | 0       | 100 | 0 | 0     |    | 1.00  | UT 0.00        |           |         |
| 2              | 0166       | CONC,PAVMT  | 0       | 100 | 0 | 0     |    | 1.00  | UT 0.00        |           |         |
| 3              | 9947       | Septic      | 0       | 100 | 0 | 0     |    | 1.00  | UT 3,000.00    |           |         |
| 4              | 0294       | SHED WOOD/  | 0       | 100 | 8 | 10    |    | 80.00 | UT 5.00        |           |         |
| 5              | 0120       | CLFENCE 4   | 0       | 100 | 0 | 0     |    | 1.00  | UT 0.00        |           |         |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T |
| 1                | 0102     | C   | SFR/MH               | 100 |     | RMH-2    | 75.00 | 145.00 | 1.00        | LT        |     |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |         |        |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0800                                               | 02  | 1,881     | 90.8100     | 54.49          | 102,496        | 1981 | 1981 | 0    | 0    | 0 60.00 | 40.00  |
| 1 MOBILE HME 100% - 0 Heated Area: 1680 HX Base Yr |     |           |             |                |                |      |      |      |      |         |        |
|                                                    |     |           |             |                |                |      |      |      |      |         |        |
| 131 SW ASPEN GLN, LAKE CITY                        |     |           |             |                |                |      |      |      |      |         |        |
| BLD DATE: 04/21/2023 MLU                           |     |           |             |                |                |      |      |      |      |         |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,400       |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |                 |             |
|---------------------------|--|-----------------|-------------|
| VALUATION SUMMARY         |  |                 | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD        |             |
| Tax Group: 2              |  | Tax Dist:       |             |
| BUILDING MARKET VALUE     |  | 40,998          |             |
| TOTAL MARKET OB/XF VALUE  |  | 4,400           |             |
| TOTAL LAND VALUE - MARKET |  | 18,500          |             |
| TOTAL MARKET VALUE        |  | 63,898          |             |
| SOH/AGL Deduction         |  | 36,239          |             |
| ASSESSED VALUE            |  | 27,659          |             |
| TOTAL EXEMPTION VALUE     |  | HX HB WR 27,659 |             |
| BASE TAXABLE VALUE        |  | 0               |             |
| TOTAL JUST VALUE          |  | 63,898          |             |
| NCON VALUE                |  | 0               |             |
| INCOME VALUE              |  |                 |             |
| PREVIOUS YEAR MKT VALUE   |  | 63,898          |             |

|                    |                   |        |            |
|--------------------|-------------------|--------|------------|
| SALE:2:1:          |                   |        |            |
| LAND:1:1: 0.25 AC. |                   |        |            |
| XF0B:1:1: BRIG M H |                   |        |            |
| SALE:1:1:          |                   |        |            |
| PERMIT NUM         | DESCRIPTION       | AMT    | ISSUED     |
| 000052079          | Electrical Servic | 0      | 01/16/2025 |
| 8413               | ADDN SFR          | 16,000 | 05/14/1994 |

| SALES DATA                      |            |           |     |     |        |
|---------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number               | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1421/1401                       | 10/13/2020 | LE U      | I   | I   | 14     |
| GRANTOR: ART JOUBERT (ENH LIFE) |            |           |     |     |        |
| GRANTEE: NANCY ORNELAS(RMDR)    |            |           |     |     |        |
| 0586/0030                       | 2/01/1986  | WD Q      | I   | 01  | 30,000 |
| GRANTOR:                        |            |           |     |     |        |
| GRANTEE:                        |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= N11 W9 FEP= N10 W10 S10 E10\$ W10 FOP= N7 W14 S7 E14\$ W29 S11 E48\$ BAS= W48 S24 FCP= S19 E11 N19 W11\$ E11 FOP= S5 E17 N5 W17\$E37 N24\$. |  |  |  |  |  |  |  |  |  |  |  |