

LOT 6 BLOCK A WOODGATE VILLAGE
UNIT 1. ORB 784-953,
DC 863-863, (DC ROBERT L LANG

LANG SHANNON E
187 SW ASPEN GLEN
LAKE CITY, FL 32024

2026

05-4S-16-02777-007



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Stories	
Architectual	
Units	
Condition Adj	
Kitchen Adjus	

Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	5416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	481	100		481	11,938
BAS	960	100		960	23,827
UOP	310	25		78	1,936

TOTALS	1,751			1,519	37,702
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0120	CLFENCE 4	0	100	0	0	
2	9945	Well/Sept	0	100	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RMH-2	75.00	145.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,519	103.4100	62.05	94,254	1986	1986	0	0	60.00	40.00
1 MOBILE HME 100% - 2023 Heated Area: 1441 HX Base Yr 2023											

187 SW ASPEN GLN, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
7,300											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		37,702	
TOTAL MARKET OB/XF VALUE		7,300	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		63,502	
SOH/AGL Deduction		5,331	
ASSESSED VALUE		58,171	
TOTAL EXEMPTION VALUE		HX HB 33,171	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		63,502	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		63,502	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26079	ADDN SFR	100	08/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1366/1776	8/15/2018	WD	U	I	11
GRANTOR: BENJAMIN R CREAMER SR					
GRANTEE: SHANNON E LANG					
1224/1994	11/07/2011	WD	U	I	11
GRANTOR: AMY G LANG					
GRANTEE: BENJAMIN R CREAMER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W40 UOP= N7 W10 S31 E10 N24\$ S24 BAS= S13 E37 N13 W37\$ E40 N24\$.									