LOT 13 BLOCK A WOODGATE VILLAGE
WD 996-2030, WD 1465-2616, WD 14

LOPEZ JOSE/READE MELISSA
289 SW ASPEN GLN
LAKE CITY, FL 32024

2026

05-4S-16-02777-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

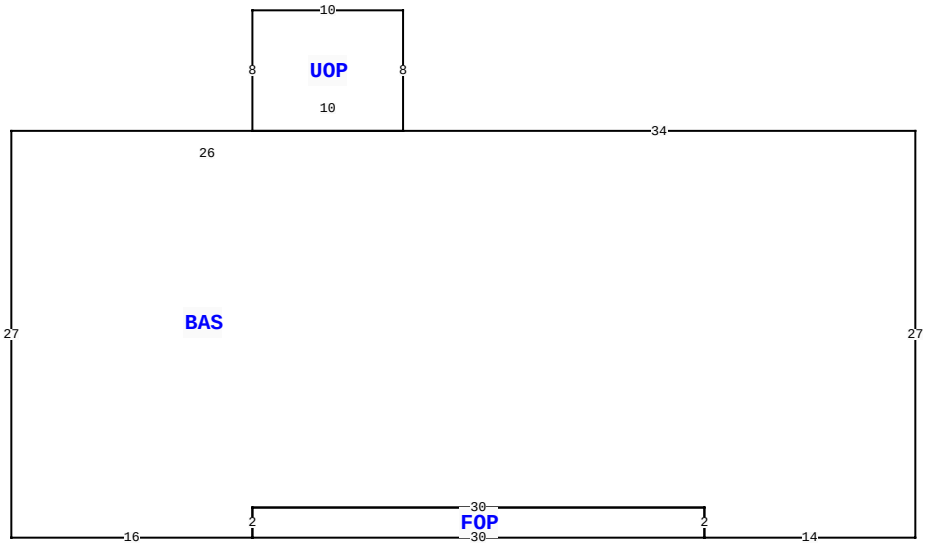
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	5416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	82,034
FOP	60	35		21	1,104
UOP	80	25		20	1,052
TOTALS	1,700			1,601	84,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,601	116.6000	95.61	153,072	1984	1984	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1560 HX Base Yr



289 SW ASPEN 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	84,190
TOTAL MARKET OB/XF VALUE	4,700
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	107,390
SOH/AGL Deduction	0
ASSESSED VALUE	107,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,390
TOTAL JUST VALUE	107,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/1141	9/20/2023	WD	Q	I	01	113,500
GRANTOR: JOHNSON DONNA LYNN						
GRANTEE: LOPEZ JOSE						
1465/2616	5/02/2022	WD	Q	I	01	92,900
GRANTOR: DAVIS JAY S						
GRANTEE: JOHNSON DONNA LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N8 W10 S8 E10$ W26 S27 E16 FOP= E30 N2W30 S2$ N2 E30 S2 E14 N27$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	0102	C	SFR/MH	0		RMH-2	90.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/19/2023 BY TP Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS