LOT 16 BLOCK A WOODGATE VILLAGE

527-697, 550-369, 688-421, 736-8

COLWELL KEITH/COLWELL ROBBIN L
5753 HIGHWAY 85 NORTH #2650
CRESTVIEW, FL 32536

2026

05-4S-16-02777-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

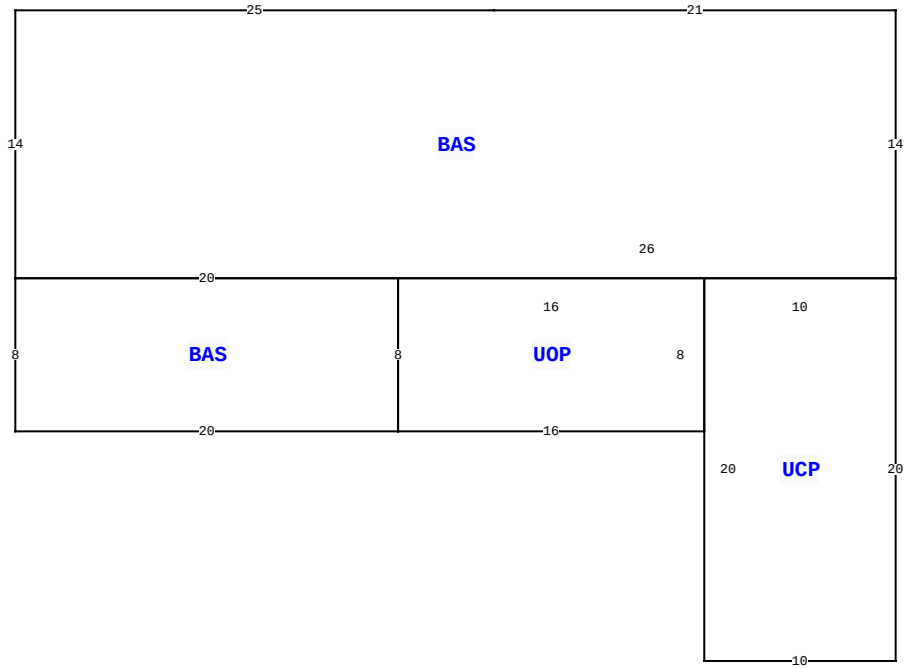
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	160	100		160	2,618
BAS	644	100		644	10,536
UCP	200	20		40	654
UOP	128	25		32	524
TOTALS	1,132			876	14,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	876	68.1750	40.90	35,828	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 804 HX Base Yr



272 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	14,331
TOTAL MARKET OB/XF VALUE	6,304
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	39,135
SOH/AGL Deduction	0
ASSESSED VALUE	39,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,135
TOTAL JUST VALUE	39,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,135

SALE:5:1:

SALE:4:1:

SALE:3:1: SALE INCLUDED MH AS PP.

SALE:2:1: LOT 16 BLK A WOODGATE VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041571	Electrical Servic	0	03/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1106/0020	12/20/2006	WD	Q	I		26,000
GRANTOR: DAVID BROWN						
GRANTEE: KEITH & ROBBIN L CO						
0991/0175	8/08/2003	WD	Q	I		17,000
GRANTOR: LEE						
GRANTEE: BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 W25 S14 E20 E26 N14 $
UCP=[ORIG=-10,14] E10 S20 W10 N20 $
BAS=[ORIG=-46,14] E20 S8 W20 N8 $
UOP=[ORIG=-26,14] S8 E16 N8 W16 $
.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
4	0166	CONC,PAVMT	0	0	0	0	368.00	UT	3.00	3.00	100	2021	2021		100	1,104	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,304

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	0		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/03/2023 BY JB Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/06/2025 BY SYS