LOT 18 BLOCK A WOODGATE VILLAGE
527-697, 550-369, 784-923, 898-1

CABINO NANCY SUE/GINN MARY LOU
130 SW ASPEN GLN
LAKE CITY, FL 32024

2026

05-4S-16-02777-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

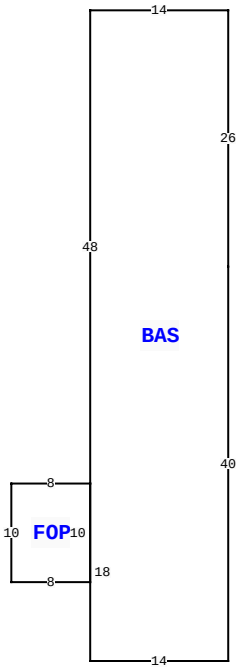
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 5416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	45,464
FOP	80	35		28	1,378
TOTALS	1,004			952	46,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	952	109.1000	89.46	85,166	1985	1985	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 924 HX Base Yr 2024



244 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		46,841
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		68,941
SOH/AGL Deduction		31,003
ASSESSED VALUE		37,938
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,938
TOTAL JUST VALUE		68,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,941

XFOB:1:1: SUNSTATE MH-SSMFLAC91955-INCLUDED ON DEE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/715	8/03/2023	WD	Q	I	01	81,000
GRANTOR: DAVIS JAY S						
GRANTEE: NANCY SUE CABINO						
1320/2147	8/22/2016	WD	U	I	37	13,000
GRANTOR: SAM J SHADE						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S48 FOP= W8 S10 E8 N10$ S18 E14 N40 N26$.

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	0294	SHED WOOD/	0	100	8	10	80.00	UT	5.00	5.00	100	1994	1994	3	100	400	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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		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