LOT 21 BLOCK A WOODGATE VILLAGE
527-697, 550-369, 777-575, QC 11

ALLEN RALPH T/ALLEN TINA M
200 SW ASPEN GLN
LAKE CITY, FL 32024

2026

05-4S-16-02777-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		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

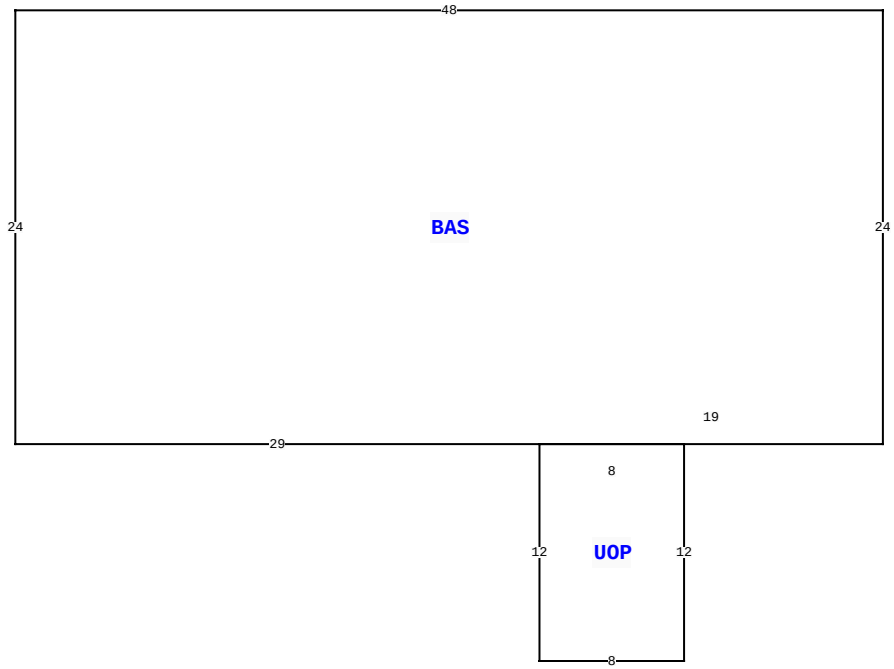
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	32,320
UOP	96	25		24	673
TOTALS	1,248			1,176	32,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,176	116.9000	70.14	82,485	1986	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1152 HX Base Yr 2019



200 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		32,994
TOTAL MARKET OB/XF VALUE		11,340
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		62,834
SOH/AGL Deduction		11,811
ASSESSED VALUE		51,023
TOTAL EXEMPTION VALUE	HX HB	26,023
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		62,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1374/0321	12/10/2018	WD	Q	I	01	50,000
GRANTOR: LISA B FORD						
GRANTEE: RALPH T & TINA M AL						
1176/1232	7/01/2009	WD	Q	I	01	25,000
GRANTOR: 3W INVESTMENTS LLC						
GRANTEE: LISA B FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E29 UOP= S12 E08 N12 W08$ E19 N24$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	100	1,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,520.00	2,520.00	100	2024	2023		100	2,520	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,520.00	2,520.00	100	2024	2023		100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 11,340

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