LOT 24 BLOCK A WOODGATE VILLAGE
602-340, 795-612, 828-1922, 829-

KAZERSKY ALEXANDER JR/LABRIANDIS ROCHELLE
158 SW ASPEN GLN
LAKE CITY, FL 32024

2026

05-4S-16-02777-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

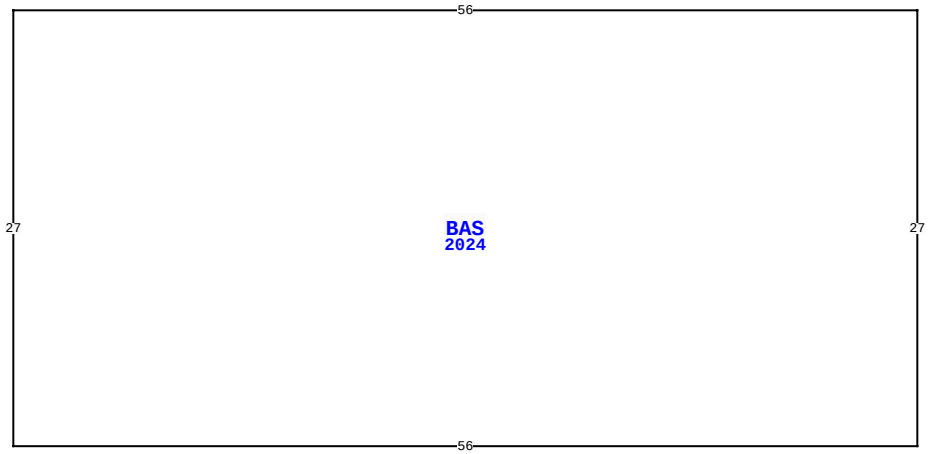
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,512	100	2024	1,512	160,780
TOTALS	1,512			1,512	160,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	115.5000	114.34	172,882	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2025 Heated Area: 1512 HX Base Yr 2025



158 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		160,780
TOTAL MARKET OB/XF VALUE		3,480
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		182,760
SOH/AGL Deduction		0
ASSESSED VALUE		182,760
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		127,038
TOTAL JUST VALUE		182,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,218

SALE:5:1:

SALE:4:1: SEE NOTE SCREEN

SALE:3:1: WESTRIDGE (AUDREY BULLARD0) WAS ORIG GRA

SALE:2:1: LOT 24 BLK A WOODGATE UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049317	Roof Replacement	9,570	02/29/2024
000047049	Mobile Home		04/24/2023
11868	M H	125	11/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1476/2448	10/05/2022	QC	U	I	11	100
GRANTOR: HULL SOPHIE K						
GRANTEE: KAZERSKY ALEXANDER						
1475/2325	9/19/2022	QC	U	I	11	100
GRANTOR: BONILLA PETER JR						
GRANTEE: HULL SOPHIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,13] E56 S27 W56 N27 $
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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	12	96.00	UT	5.00	5.00	100	1996	1996	3	100	480	
2	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 3,480

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 03/20/2024 BY JS Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/06/2025 BY SYS