LOT 27 BLOCK A UNIT 1 WOODGATE
VILLAGE S/D.

TILLEY RICHARD/TILLEY LISA
732 SW MAYO RD
LAKE CITY, FL 32024

2026

05-4S-16-02777-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

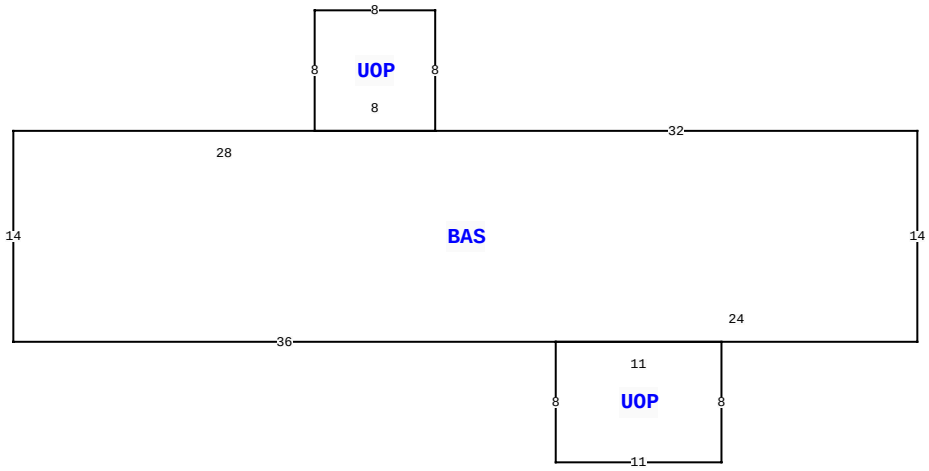
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	840	100		840	15,006
UOP	64	25		16	286
UOP	88	25		22	393
TOTALS	992			878	15,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	878	74.4390	44.66	39,211	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



116 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	15,684
TOTAL MARKET OB/XF VALUE	4,860
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	39,044
SOH/AGL Deduction	1,177
ASSESSED VALUE	37,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,867
TOTAL JUST VALUE	39,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,044

SALE:6:1: ORB 914-1424/1984 SW MH INCL

SALE:5:1:

SALE:4:1: LOT 27, BLK A. WOODGATE VILLAGE

SALE:3:1: $.55 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/1394	3/16/2016	WD	U	I	12	29,000
GRANTOR: ROSE ACCEPTANCE INC						
GRANTEE: RICHARD & LISA TILL						
1295/0677	5/19/2015	CT	U	I	18	100
GRANTOR: MICHAEL A & MELISSA S						
GRANTEE: ROSE ACCEPTANCE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N8 W8 S8 E8$ W28 S14 E36 UOP= S8E11 N8 W11$ E24 N14$.

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	0166	CONC,PAVMT	0	0	10	60	1.00	UT	0.00	0.00	100	0	0	3	100	660	
2	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,860

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 10/07/2025 BY SYS