LOT 4 BLOCK A WOODGATE VILLAGE U
644-334, 777-27, 890-2295, WD 10

CHOINIERE TYLER J/CHOINIERE SAMANTHA M
159 SW ASPEN GLN
LAKE CITY, FL 32024

2027

05-4S-16-02777-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

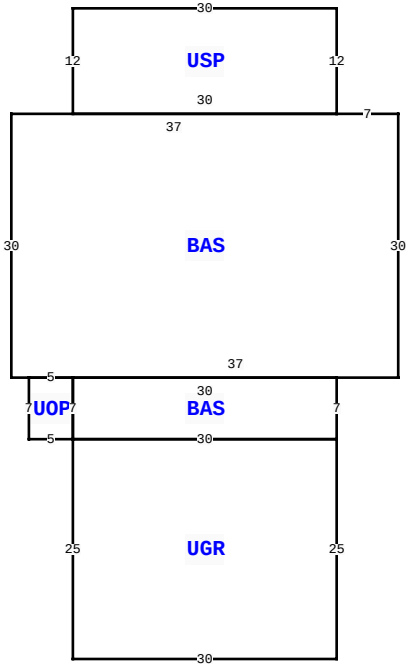
NEIGHBORHOOD/LOC 5416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	17,540
BAS	1,320	100		1,320	110,253
UGR	750	45		338	28,231
UOP	35	20		7	585
USP	360	35		126	10,524
TOTALS	2,675			2,001	167,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,001	116.8200	128.50	257,128	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1530 HX Base Yr 2025



159 SW ASPEN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,133
TOTAL MARKET OB/XF VALUE	990
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	186,623
SOH/AGL Deduction	0
ASSESSED VALUE	186,623
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	135,212
TOTAL JUST VALUE	186,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,667

LAND:1:1: 0.25 AC.

SALE:1:1: LOT 4 BLK A WOODGATE VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/2298	6/28/2021	WD	Q	I	01	207,000
GRANTOR: SOHAM UNIVERSAL LLC						
GRANTEE: CHOINIERE TYLER J						
1251/1475	3/13/2013	QC	U	I	11	37,500
GRANTOR: BANK OF AMERICA N A						
GRANTEE: SOHAM UNIVERSAL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 USP= N12 W30 S12 E30$ W37 S30 E2 UOP= S7 E5 N7 W5$ E5
BAS= S7 UGR= S25 E30 N25 W30$ E30 N7 W30$ E37 N30$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	790	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 990

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	0100	C	SFR	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 11/17/2026 BY SYS