LOT 6 BLOCK A WOODGATE VILLAGE
UNIT 1. ORB 784-953,
DC 863-863, (DC ROBERT L LANG

LANG SHANNON E
187 SW ASPEN GLEN
LAKE CITY, FL 32024

2027

05-4S-16-02777-007

BUILDING CHARACTERISTICS

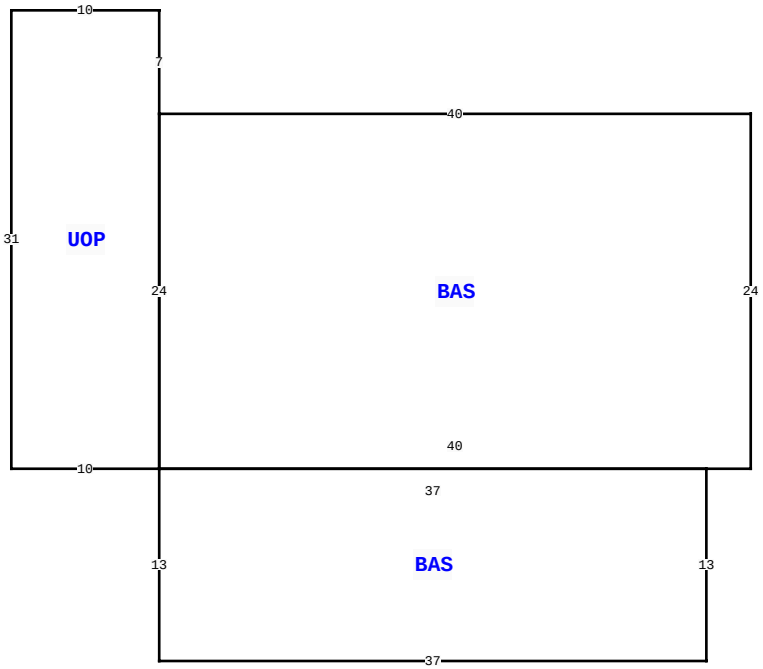
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	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	481	100		481	11,938
BAS	960	100		960	23,827
UOP	310	25		78	1,936
TOTALS	1,751			1,519	37,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,519	103.4100	62.05	94,254	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1441 HX Base Yr 2023



187 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		37,702
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		63,502
SOH/AGL Deduction		3,760
ASSESSED VALUE		59,742
TOTAL EXEMPTION VALUE	HX HB	34,742
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		63,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26079	ADDN SFR	100	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1776	8/15/2018	WD	U	I	11	100
GRANTOR: BENJAMIN R CREAMER SR						
GRANTEE: SHANNON E LANG						
1224/1994	11/07/2011	WD	U	I	11	100
GRANTOR: AMY G LANG						
GRANTEE: BENJAMIN R CREAMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N7 W10 S31 E10 N24$ S24 BAS= S13 E37 N13 W37$ E40 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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 11/17/2026 BY SYS