LOT 10 BLOCK A WOODGATE VILLAGE
527-697, 550-369, 639-428, 815-1

SOLER OSMANY
245 SW ASPEN GLN
LAKE CITY, FL 32024

2027

05-4S-16-02777-011

BUILDING CHARACTERISTICS

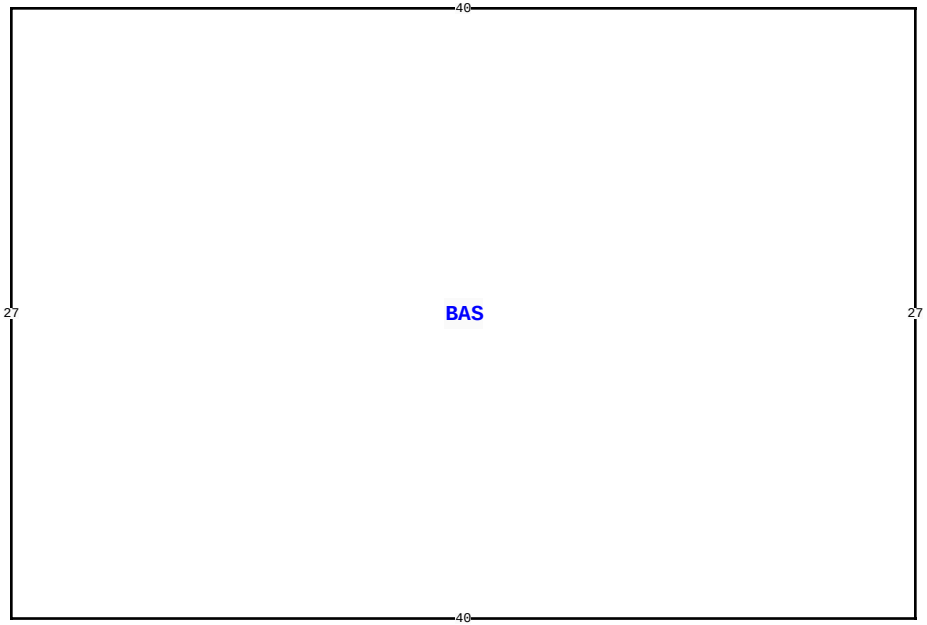
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,080	100		1,080	31,887
TOTALS	1,080			1,080	31,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	02	1,080	82.0080	65.61	70,859	2007	2006	0	0	10	45.00	45.00

1 MANUF 1 100% - 2027 Heated Area: 1080 HX Base Yr 2027



245 SW ASPEN GLN, LAKE CITY

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

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	2007	2007	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	31,887
TOTAL MARKET OB/XF VALUE	3,750
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	54,137
SOH/AGL Deduction	0
ASSESSED VALUE	54,137
TOTAL EXEMPTION VALUE	HX HB 29,137
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	54,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,535

SALE:2:1:

SALE:1:1: LOT 10 BLK A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25626	M H	431	03/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1563/1895	3/16/2026	WD	U	I	41	161,000
GRANTOR: PERRY FRREDERICK L						
GRANTEE: SOLER OSMANY						
1544/2593	6/13/2025	WD	Q	I	01	60,000
GRANTOR: FLINCHUM ANTHONY						
GRANTEE: PERRY FRREDERICK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,750

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 07/14/2026 BY TP Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS