

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	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
BAS	1,560	100	
FOP	60	35	
UOP	80	25	
TOTALS	1,700		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,601	116.6000	94.45	151,214	1984	1984		0	0	45.00	55.00	
1 MANUF 1 0% - 2024 Heated Area: 1560 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			83,168
TOTAL MARKET OB/XF VALUE			4,700
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			106,368
SOH/AGL Deduction			0
ASSESSED VALUE			106,368
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			106,368
TOTAL JUST VALUE			106,368
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			107,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1141	9/20/2023	WD Q	Q	I	01	113,500
GRANTOR: JOHNSON DONNA LYNN						
GRANTEE: LOPEZ JOSE						
1465/2616	5/02/2022	WD Q	Q	I	01	92,900
GRANTOR: DAVIS JAY S						
GRANTEE: JOHNSON DONNA LYNN						

EXTRA FEATURES																	
L N	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

TOTAL OB/XF														4,700			
289 SW ASPEN GLN, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/21/2023
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W34 UOP= N8 W10 S8 E10\$ W26 S27 E16 FOP= E30 N2W30 S2\$ N2 E30 S2 E14 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	0102	C	SFR/MH	0		RMH-2	90.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500										