

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
01	NONE 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			06		
		5416.0100	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	157,546
TOTALS	1,512			1,512	157,546

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF 2	100% - 2025										
				Heated Area: 1512				HX Base Yr 2025				
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
158 SW ASPEN GLN, LAKE CITY												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		157,546	
TOTAL MARKET OB/XF VALUE		3,480	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		179,526	
SOH/AGL Deduction		0	
ASSESSED VALUE		179,526	
TOTAL EXEMPTION VALUE		HX HB WR 56,411	
BASE TAXABLE VALUE		123,115	
TOTAL JUST VALUE		179,526	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,218	
SALE:5:1:			
SALE:4:1: SEE NOTE SCREEN			
SALE:3:1: WESTRIDGE (AUDREY BULLARDO) WAS ORIG GRA			
SALE:2:1: LOT 24 BLK A WOODGATE UNIT 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049317	Roof Replacement	9,570	02/29/2024
000047049	Mobile Home		04/24/2023
11868	M H	125	11/15/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/2448	10/05/2022	QC	U	I	11	100
GRANTOR: HULL SOPHIE K						
GRANTEE: KAZERSKY ALEXANDER						
1475/2325	9/19/2022	QC	U	I	11	100
GRANTOR: BONILLA PETER JR						
GRANTEE: HULL SOPHIE						

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	0294	SHED WOOD/	0	100	8	12			5.00	100	1996	1996	3	100	480	
2	9947	Septic	0	100	0	0			3,000.00	100			3	100	3,000	

TOTAL OB/XF												
3,480												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=17,13] E56 S27 W56 N27 \$												

LAND DESCRIPTION																								
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	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							