

LOT 2 WOODGATE VILLAGE UNIT 3.
780-335, 826-2349, 854-1075, 869

PAIGE TENA
2197 SW BIRLEY DRIVE
LAKE CITY, FL 32024

2026

05-4S-16-02810-302

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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 8416.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	173,032
TOTALS 1,800 1,800 173,032					

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,800	114.9000	108.01	194,418	2020	2019	0	0	0 11.00	89.00	
1 MANUF 1 100% - 2017 Heated Area: 1800 HX Base Yr 2017												
2197 SW BIRLEY AVE, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												
04/21/2023 MLU												

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	18 20	360.00	UT	10.00	10.00	30	2013	2013	3	30	1,080	
2	0294	SHED WOOD/	0 100	16 16	256.00	UT	10.00	10.00	30	2013	2013	3	30	768	
3	9947	Septic	0 100	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
TOTAL OB/XF 4,848															

LAND DESCRIPTION										TOTAL OB/XF										4,848									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500												
REVIEW DATE		01/30/2024		BY JS		Total Acres: 0.71			Total Land Value: 18,500			Market: 0			Agricultural: 0			Common: 18,500			PRINTED 11/12/2025 BY SYS								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		173,032			
TOTAL MARKET OB/XF VALUE		4,848			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		196,380			
SOH/AGL Deduction		76,715			
ASSESSED VALUE		119,665			
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		68,943			
TOTAL JUST VALUE		196,380			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		200,268			

SALE:2:1: LOTS 2 & 3 WOODGATE VILLAGE UNIT III			
XFOB:1:1: SHAD MH			
SALE:1:1: IN LIEU OF FORECLOSURE			
PRMT:1:1: HOUSTON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048912	Roof Replacement	19,911	12/26/2023
000048422	Roof Replacement	10,000	10/17/2023
38595	M H	375	09/12/2019
14040	M H	125	05/21/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1310/0459	2/16/2016	WD U	I	I	11	100	
GRANTOR: BARBARA J BRADDY-SUMM							
GRANTEE: TENA PAIGE							
1273/2245	4/30/2014	WD U	I	I	34	100	
GRANTOR: DEAS BULLARD PROPERTY							
GRANTEE: BARBARA J BRADDY-SU							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W60 S30 E60 N30\$.			