LOT 3 WOODGATE VILLAGE UNIT 3.
ORB 854-1075 & WD 1254-2363

PIRAS TERRY L
2213 SW BIRLEY RD
LAKE CITY, FL 32024

2026

05-4S-16-02810-303

COLUMBIA COUNTY PROPERTY

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	04	PLYWOOD 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
Kitchen Adjus	01	01 100
Quality	05	05

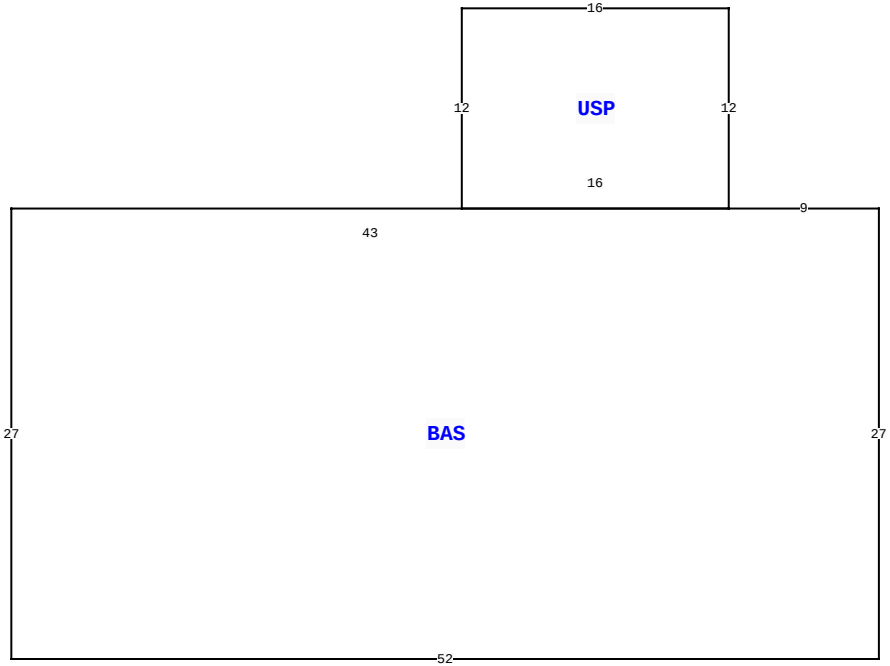
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 5416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	30,433
USP	192	35		67	1,452
TOTALS	1,596			1,471	31,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,471	90.3200	54.19	79,713	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1404 HX Base Yr 2015



2213 SW BIRLEY AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		31,885
TOTAL MARKET OB/XF VALUE		6,318
TOTAL LAND VALUE - MARKET		4,625
TOTAL MARKET VALUE		42,828
SOH/AGL Deduction		12,277
ASSESSED VALUE		30,551
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,551
TOTAL JUST VALUE		42,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,828

LAND:1:1: SINK HOLE ACTIVITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13759	M H	125	03/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1254/2363	5/17/2013	WD	U	I	37	20,000
GRANTOR: DEBORAH R ADAMS						
GRANTEE: TERRY L PIRAS						
0854/1075	3/02/1998	WD	Q	V		11,543
GRANTOR: DEAS-BULLARD						
GRANTEE: D ADAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 USP= N12 W16 S12 E16$ W43 S27 E52 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0060	CARPORT F	0	100	20	20	400.00	UT	3.50	3.50	50	2013	2013	3	50	700	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	100	27	30	810.00	UT	3.50	3.50	50	2013	2013	3	50	1,418	

LAND DESCRIPTION

TOTAL OB/XF 6,318

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.25	18,500.00	4,625.00	4,625							

REVIEW DATE 08/14/2013 BY TW Total Acres: 0.59 Total Land Value: 4,625 Market: 0 Agricultural: 0 Common: 4,625 PRINTED 11/12/2025 BY SYS