LOT 5 WOODGATE VILLAGE UNIT 3.
ORB 789-142, 791-1451, 817-843,

HODGES PAULA
2253 SW BIRLEY AVE
LAKE CITY, FL 32024

2025

08-4S-16-02810-305

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

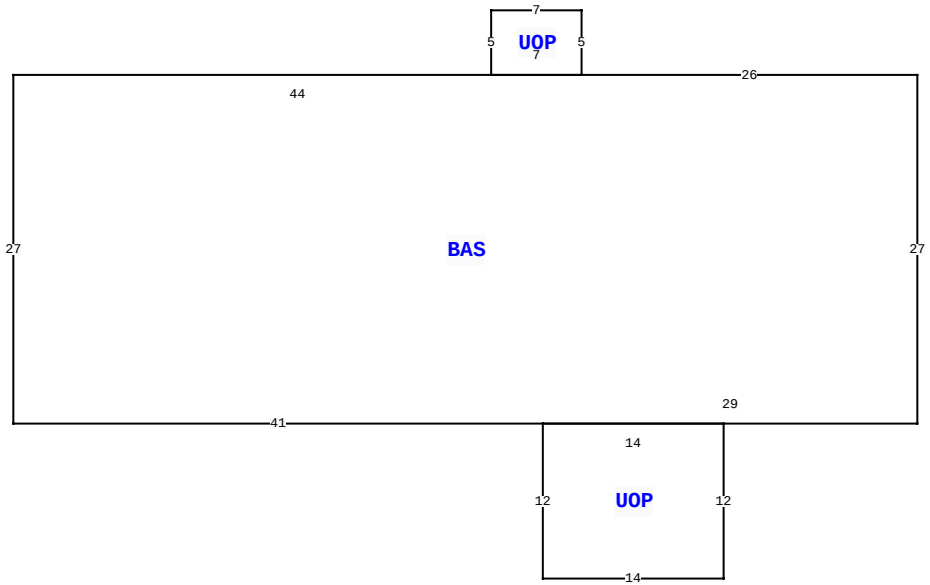
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	1,890	100		1,890	113,254
UOP	35	25		9	540
UOP	168	25		42	2,517
TOTALS	2,093			1,941	116,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,941	115.9000	108.95	211,472	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2004 Heated Area: 1890 HX Base Yr 2004



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

2253 SW BIRLEY AVE, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,310
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		139,310
SOH/AGL Deduction		84,808
ASSESSED VALUE		54,502
TOTAL EXEMPTION VALUE	HX HB	29,502
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,641

SALE:4:1: LOTS 4 & 5 WOODGATE VILLAGE UNIT 3 (0281
SALE:3:1: SALE UNDER DURESS
PRMT:2:1: R. HOWARD MH RES
SALE:2:1: MACARAGES GIVING UP HIS INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11170	M H	125	05/20/1996
8091	M H	125	02/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1126/1777	7/25/2007	WD	Q	I	04	100
GRANTOR: MARGARITIS						
GRANTEE: PAULA HODDGES						
1008/2718	6/20/2003	AG	Q	I	01	55,000
GRANTOR: MARGARITIS						
GRANTEE: PAULA HODDGES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N5 W7 S5 E7$ W44 S27 E41 UOP= S12 E14 N12 W14$ E29 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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		RSF/MH	122.00	180.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 07/30/2025 BY SYS