LOT 8 WOODGATE VILLAGE UNIT 3.

792-347, 792-619, WD 1143-1215,

BROOKS JOYCE
2321 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02810-308

BUILDING CHARACTERISTICS

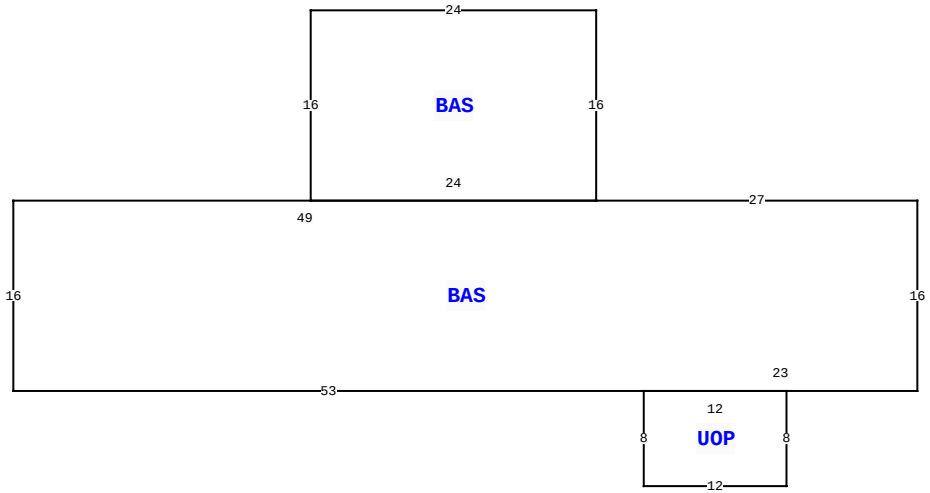
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	384	100		384	8,654
BAS	1,216	100		1,216	27,404
UOP	96	25		24	541
TOTALS	1,696			1,624	36,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,624	93.9000	56.34	91,496	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1600 HX Base Yr 1995



2321 SW BIRLEY AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,598
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		60,198
SOH/AGL Deduction		23,627
ASSESSED VALUE		36,571
TOTAL EXEMPTION VALUE	HX HB SX	36,571
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		60,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8478	M H	125	06/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2244	4/14/2025	QC	U	I	11	100
GRANTOR: BROOKS JERRY M JR						
GRANTEE: BROOKS JOYCE						
1537/544	4/04/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JERRY						
GRANTEE: BROOKS JOYCE (LE)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= N16 W24 S16 E24$ W49 S16 E53 UOP= S8 E12 N8 W12$ E23 N16$.

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	0210	GARAGE U	0	100	24	28	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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	0102	C	SFR/MH	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 11/12/2025 BY SYS