

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		CONSTRUCTION	
ELEMENT	CD		
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	
1	MANUF	1	100% - 2017		194,418	2020	2019	0	0	11.00	89.00	
				Heated Area: 1800				HX Base Yr 2017				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 90%; height: 90%; position: relative;"> <span style="position: absolute; top: -20px; left: 50%; transform: translate(-50%, -50%);">60</span> <span style="position: absolute; bottom: -20px; left: 50%; transform: translate(-50%, -50%);">60</span> <span style="position: absolute; left: -20px; top: 50%; transform: translate(0, 50%);">30</span> <span style="position: absolute; right: -20px; top: 50%; transform: translate(0, 50%);">30</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div> </div>												

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		77,063				
ASSESSED VALUE		119,317				
TOTAL EXEMPTION VALUE		51,411		HX HB		
BASE TAXABLE VALUE		67,906				
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	11		100
GRANTOR: BARBARA J BRADY-SUMM						
GRANTEE: TENA PAIGE						
1273/2245	4/30/2014	WD U	I	34		100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: BARBARA J BRADY-SU						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W60 S30 E60 N30\$.						

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

LAND DESCRIPTION													TOTAL OB/XF												
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								