LOT 2 WOODGATE VILLAGE UNIT 3.

780-335, 826-2349, 854-1075, 869

PAIGE TENA
2197 SW BIRLEY DRIVE
LAKE CITY, FL 32024

2027

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

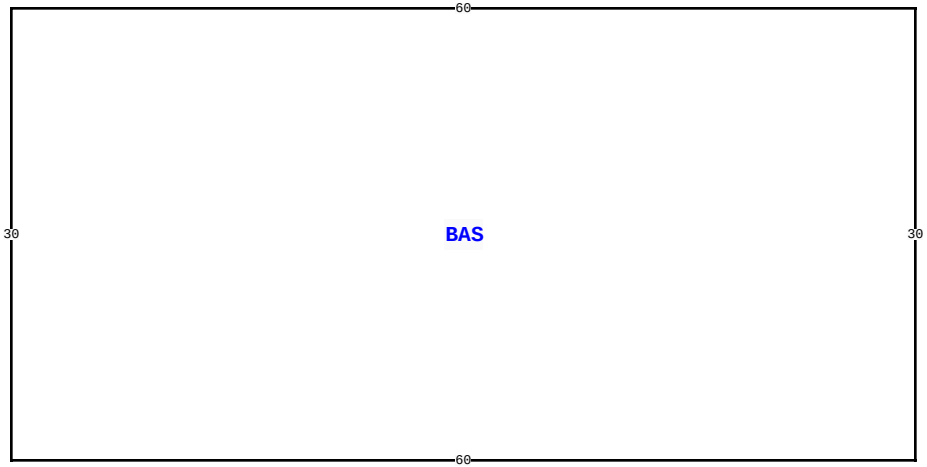
NEIGHBORHOOD/LOC 8416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	171,190
TOTALS	1,800			1,800	171,190

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	106.86	192,348	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		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		171,190
TOTAL MARKET OB/XF VALUE		4,848
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		198,538
SOH/AGL Deduction		75,641
ASSESSED VALUE		122,897
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,486
TOTAL JUST VALUE		198,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,380

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 BRADDY-SUMM						
GRANTEE: TENA PAIGE						
1273/2245	4/30/2014	WD	U	I	34	100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: BARBARA J BRADDY-SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,848

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/30/2024 BY JS Total Acres: 0.71 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS