

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					
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		
0201	02	1,800	114.9000	108.01	194,418	2020	2019	0	0	11.00	89.00		
1 MANUF 1		100% - 2017		Heated Area: 1800				HX Base Yr 2017					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>60</p> <p>30</p> <p>BAS</p> <p>60</p> <p>30</p> </div>													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026 MLU	

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		22,500				
TOTAL MARKET VALUE		200,380				
SOH/AGL Deduction		81,063				
ASSESSED VALUE		119,317				
TOTAL EXEMPTION VALUE		51,411		HX HB		
BASE TAXABLE VALUE		67,966				
TOTAL JUST VALUE		200,380				
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	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	
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	22,500.00	22,500.00	22,500							