LOT 3 WOODGATE VILLAGE UNIT 3.
ORB 854-1075 & WD 1254-2363

PIRAS TERRY L
400 SW COVEY CT
LAKE CITY, FL 32025

**2027**

**05-4S-16-02810-303**

## BUILDING CHARACTERISTICS

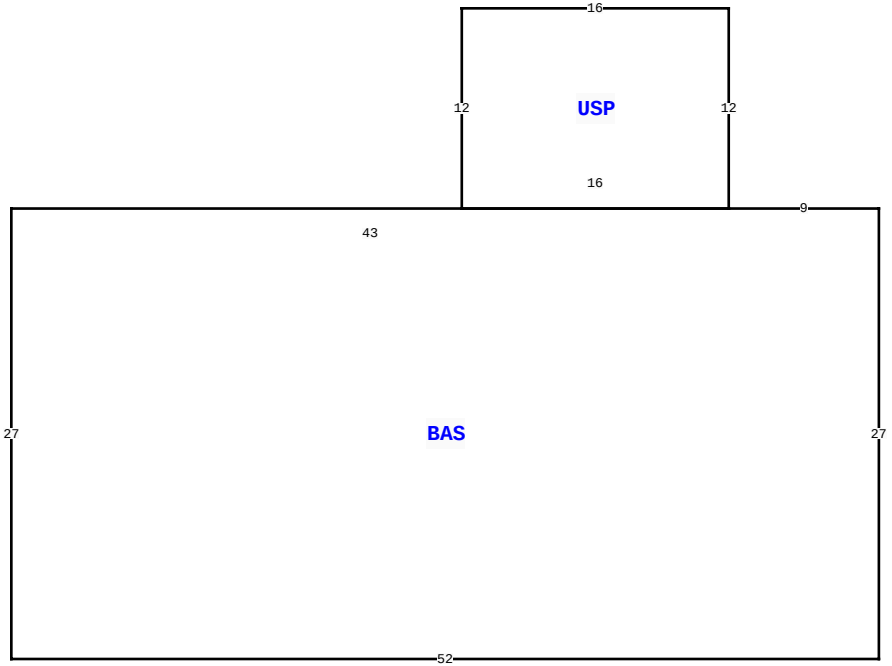
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 5416.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | | 1,404 | 30,433 |
| USP | 192 | 35 | | 67 | 1,452 |
| TOTALS | 1,596 | | | 1,471 | 31,885 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,471 | 90.3200 | 54.19 | 79,713 | 1998 | 1998 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2015 Heated Area: 1404 HX Base Yr 2015




2213 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 20 | 20 | 400.00 | UT | 3.50 | 3.50 | 50 | 2013 | 2013 | 3 | 50 | 700 | |
| 3 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 27 | 30 | 810.00 | UT | 3.50 | 3.50 | 50 | 2013 | 2013 | 3 | 50 | 1,418 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 31,885 |
| TOTAL MARKET OB/XF VALUE | 6,318 |
| TOTAL LAND VALUE - MARKET | 5,625 |
| TOTAL MARKET VALUE | 43,828 |
| SOH/AGL Deduction | 12,452 |
| ASSESSED VALUE | 31,376 |
| TOTAL EXEMPTION VALUE | HX HB 25,000 |
| BASE TAXABLE VALUE | 6,376 |
| TOTAL JUST VALUE | 43,828 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 43,828 |

LAND:1:1: SINK HOLE ACTIVITY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13759 | M H | 125 | 03/13/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1254/2363 | 5/17/2013 | WD | U | I | 37 | 20,000 |
| GRANTOR: DEBORAH R ADAMS | | | | | | |
| GRANTEE: TERRY L PIRAS | | | | | | |
| 0854/1075 | 3/02/1998 | WD | Q | V | | 11,543 |
| GRANTOR: DEAS-BULLARD | | | | | | |
| GRANTEE: D ADAMS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W9 USP= N12 W16 S12 E16$ W43 S27 E52 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 6,318

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.25 | 22,500.00 | 5,625.00 | 5,625 | | | | | | | |

REVIEW DATE 08/14/2013 BY TW Total Acres: 0.59 Total Land Value: 5,625 Market: 0 Agricultural: 0 Common: 5,625 PRINTED 11/17/2026 BY SYS