LOT 4 WOODGATE VILLAGE UNIT 3.

791-1451, 792-619, 797-142, 799-

LANHAM EDDIE/LANHAM TIFFANY
2241 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

08-4S-16-02810-304

BUILDING CHARACTERISTICS

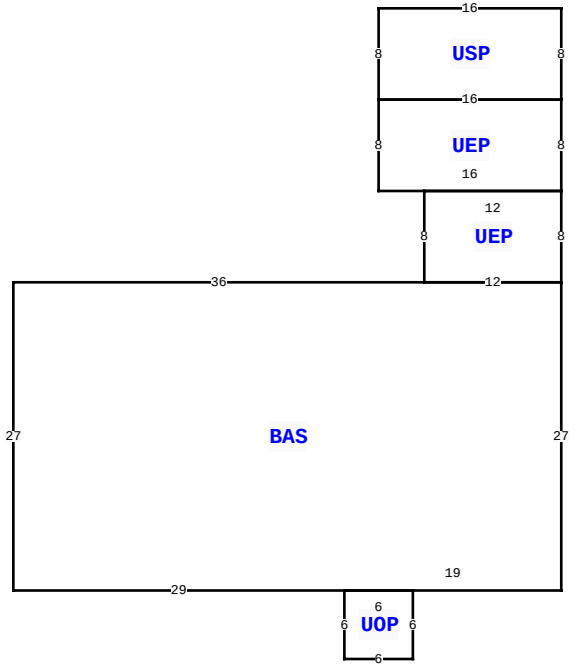
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	36,050
UEP	96	70		67	1,864
UEP	128	70		90	2,504
UOP	36	25		9	250
USP	128	35		45	1,252
TOTALS	1,684			1,507	41,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,507	115.9000	69.54	104,797	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1296 HX Base Yr



2241 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	0070	CARPORT UF	0	0	20	21	420.00	UT	3.00	3.00	50	1994	1994	3	50	630	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1994	1994	3	50	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,919
TOTAL MARKET OB/XF VALUE	8,330
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	72,749
SOH/AGL Deduction	2,820
ASSESSED VALUE	69,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,929
TOTAL JUST VALUE	72,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1705	7/24/2026	PB	U	I	18	0
GRANTOR: DUNNE GLENDA P						
GRANTEE: LANHAM EDDIE						
1067/2049	12/09/2005	WD	Q	I		67,000
GRANTOR: SANDS						
GRANTEE: DUNNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S27 E29 UOP= S6 E6 N6 W6$ E19 N27 UEP= N8 UEP= N8
USP= N8 W16 S8 E16$ W16 S8 E16$ W12 S8 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 8,330

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	0		RSF/MH	122.00	180.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS