LOT 5 WOODGATE VILLAGE UNIT 3.

ORB 789-142, 791-1451, 817-843,

HODGES PAULA
2253 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

08-4S-16-02810-305

BUILDING CHARACTERISTICS

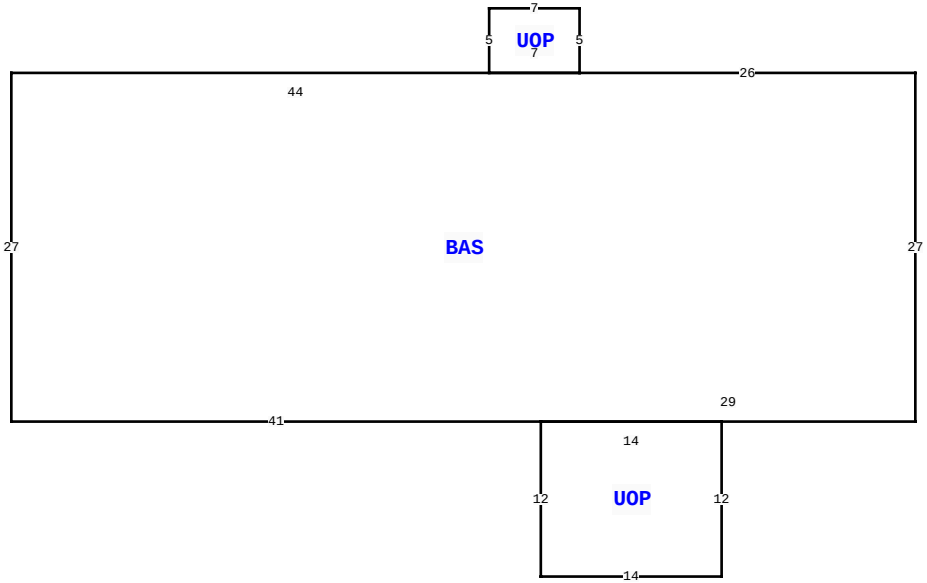
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	1,890	100		1,890	112,048
UOP	35	25		9	534
UOP	168	25		42	2,490
TOTALS	2,093			1,941	115,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,941	115.9000	107.79	209,220	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1890 HX Base Yr 2004



2253 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,071
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		142,071
SOH/AGL Deduction		84,418
ASSESSED VALUE		57,653
TOTAL EXEMPTION VALUE	HX HB	32,653
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,310

SALE:4:1: LOTS 4 & 5 WOODGATE VILLAGE UNIT 3 (0281

SALE:3:1: SALE UNDER DURESS

PRMT:2:1: R. HOWARD MH RES

SALE:2:1: MACARAGES GIVING UP HIS INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11170	M H	125	05/20/1996
8091	M H	125	02/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/1777	7/25/2007	WD	Q	I	04	100
GRANTOR: MARGARITIS						
GRANTEE: PAULA HODDGES						
1008/2718	6/20/2003	AG	Q	I	01	55,000
GRANTOR: MARGARITIS						
GRANTEE: PAULA HODDGES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N5 W7 S5 E7$ W44 S27 E41 UOP= S12 E14 N12 W14$ E29 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	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