LOT 6 WOODGATE VILLAGE UNIT 3.
ORB 792-619, 794-1076, WD 1156-1

MORGAN DARLENE S
2289 SW BIRLEY AVE
LAKE CITY, FL 32024

2027

08-4S-16-02810-306

BUILDING CHARACTERISTICS

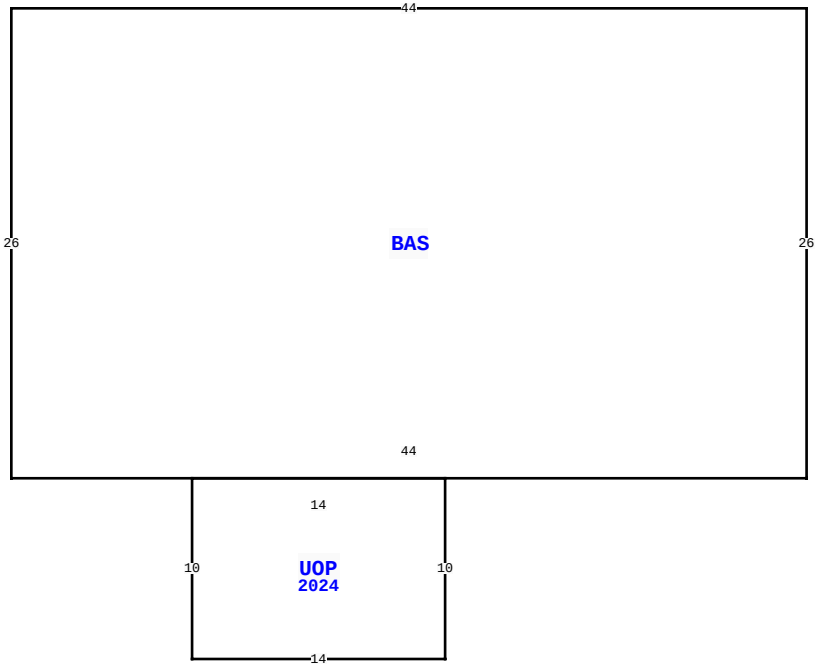
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,144	100		1,144	31,822
UOP	140	25	2024	35	974
TOTALS	1,284			1,179	32,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,179	115.9000	69.54	81,988	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1144 HX Base Yr 1995



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

2289 SW BIRLEY AVE, LAKE CITY

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	10	10	100.00	UT	7.50	7.50	100	1994	1994	3	100	750	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
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	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
5	0081	DECKING WI	0	100	10	14	1.00	UT	1,400.00	1,400.00	100	2024	2023		100	1,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,795
TOTAL MARKET OB/XF VALUE	7,250
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	62,545
SOH/AGL Deduction	24,500
ASSESSED VALUE	38,045
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	13,045
TOTAL JUST VALUE	62,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,545

SALE:2:1: LOT 6 WOODGATE VILLAGE UNIT 3

LAND:1:1: 0.50 AC.

BLDG:1:1: JAGU MH

SALE:1:1: INCLUDED 02810-304, 307 & 308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8506	M H	125	06/17/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/1124	1/03/2013	WD	U	I	34	11,500
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DARLENE S MORGAN						
1156/0103	7/31/2008	WD	Q	I	02	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S26 E44 N26 $
UOP=[YR=2024;ORIG=-34,26] E14 S10 W14 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,250

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	0102	C	SFR/MH	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