

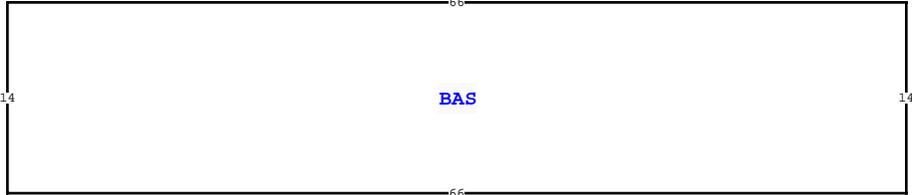
LOT 11 WOODGATE VILLAGE UNIT 3.
789-142, 799-712, WD 1156-103, Q

BROOKS JASON/BROOKS KRISTY
2321 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02810-311


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	03 BELOW AVG. 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 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	924	100		924	20,823
TOTALS	924			924	20,823

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MOBILE HME	0%	2023		56.34	52,058	1994	1994	0	0	60.00	40.00		
				Heated Area: 924					HX Base Yr					
														

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			20,823
TOTAL MARKET OB/XF VALUE			3,300
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			46,623
SOH/AGL Deduction			38
ASSESSED VALUE			46,585
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			46,585
TOTAL JUST VALUE			46,623
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			42,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/1186	2/10/2026	WD	U	I	11	100
GRANTOR: TAYLOR HAYWARD						
GRANTEE: BROOKS JASON						
1481/834	12/12/2022	TD	U	I	18	10,000
GRANTOR: CLERK OF COURT (TAYLO						
GRANTEE: TAYLOR HAYWARD						

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	0296	SHED METAL	0	0	10	11			0.00	100	0		0	3	100	300
2	9947	Septic	0	0	0	0			3,000.00	100			3	100	3,000	

TOTAL OB/XF														3,300
														2395 SW BIRLEY AVE, LAKE CITY
														BLD DATE
														XF DATE
														INC DATE
														LGL DATE
														LAND DATE
														AG DATE
														04/14/2026 MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S14 E66 N14\$.													

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	DPHT 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	0		RSF/ME	22.00	180.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							