COMM SW COR OF SE1/4, RUN N 1018
CONT N 339.54 FT, W 66.44 FT,N 3
S 666.30 FT, W 141 TO POB (AKA L

WHITEHOUSE BRIAN/WHITEHOUSE IDA
379 NW DAVID DR
LAKE CITY, FL 32055

2026

02-3S-16-01946-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

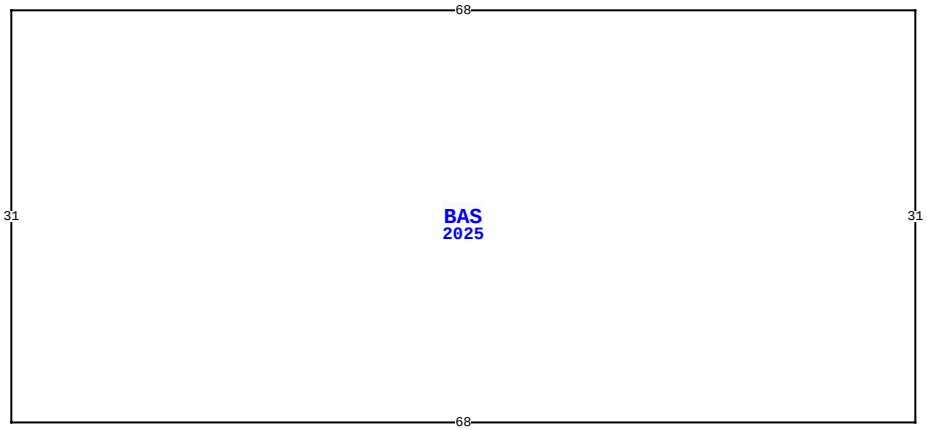
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	2316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2025	2,108	233,481
TOTALS	2,108			2,108	233,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	03	2,108	109.7250	113.02	238,246	2024	2024	0	0	0	2.00	98.00

3 MANUF 3 100% - 2025 Heated Area: 2108 HX Base Yr 2025



379 NW DAVID DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		233,481
TOTAL MARKET OB/XF VALUE		8,084
TOTAL LAND VALUE - MARKET		11,180
TOTAL MARKET VALUE		252,745
SOH/AGL Deduction		151,477
ASSESSED VALUE		101,268
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,546
TOTAL JUST VALUE		252,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,745

BLDG:1:1: MANA MH (RP'D-KELLY/VALERIE MYERS)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049912	Mobile Home		05/22/2024
000049861	Right-of-Way Acce		05/20/2024
22422	M H	465	10/26/2004
20172	M H	125	11/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1492/2127	6/08/2023	WD	U	I	11	0
GRANTOR: MYERS VALERIE						
GRANTEE: WHITEHOUSE BRIAN						
1486/713	3/13/2023	WD	Q	I	01	80,000
GRANTOR: MYERS VALERIE S						
GRANTEE: WHITEHOUSE BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,14] E68 S31 W68 N31 $
.

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0294	SHED WOOD/	0	100	8	8	64.00	UT	12.00	12.00	50	2009	2009	3	50	384	

LAND DESCRIPTION

TOTAL OB/XF 8,084

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	0.00	0.00	0.86	AC		1.00	1.00	1.00	13,000.00	13,000.00	11,180							

REVIEW DATE 08/13/2024 BY JB Total Acres: 0.86 Total Land Value: 11,180 Market: 0 Agricultural: 0 Common: 11,180 PRINTED 11/10/2025 BY SYS