LOT 3 DEER CREEK S/D.
626-272, 877-880,

AVERY ALLISON K/AVERY DIANE K
145 SW WHITETAIL CIRCLE
LAKE CITY, FL 32024

2026

03-4S-16-02732-503

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

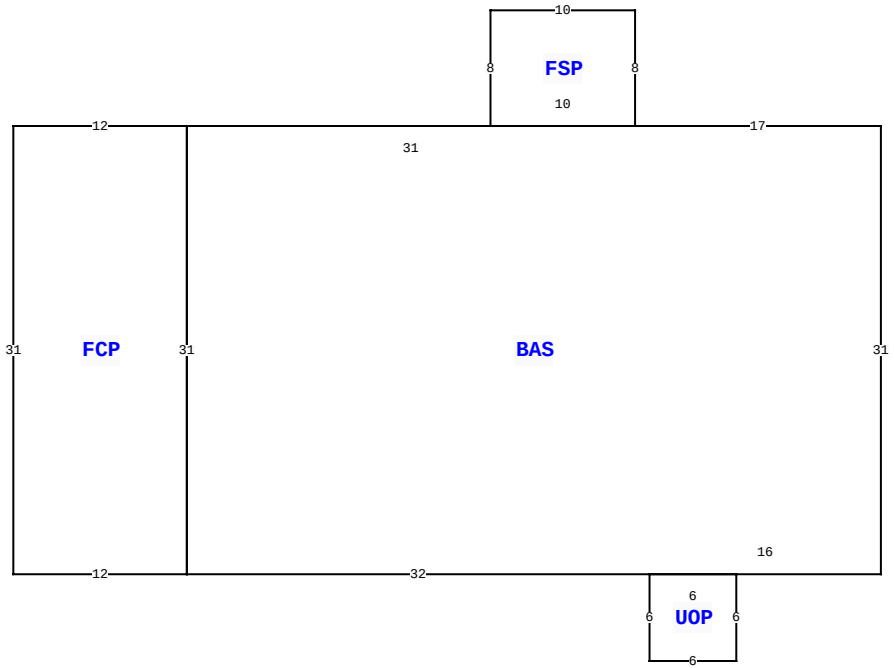
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	3416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	90,703
FCP	372	25		93	5,669
FSP	80	40		32	1,951
UOP	36	25		9	548
TOTALS	1,976			1,622	98,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,622	117.9000	110.83	179,766	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 1488 HX Base Yr 2000



145 SW WHITETAIL CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,871
TOTAL MARKET OB/XF VALUE		2,556
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		126,427
SOH/AGL Deduction		67,979
ASSESSED VALUE		58,448
TOTAL EXEMPTION VALUE	HX HB	33,448
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0877/0880	3/25/1999	WD	Q	I		82,400

GRANTOR: C MUSGROVE
GRANTEE: AVERY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N8 W10 S8 E10$ W31 FCP= W12 S31 E12 N31$ S31 E32 UOP= S6 E6 N6 W6$ E16 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,656	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,556

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	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 09/18/2023 BY JB Total Acres: 0.33 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/20/2025 BY SYS