LOT 5 DEER CREEK S/D.
626-272, 911-1744, CT 990-2136,

LIBASCI ANTHONY
173 SW WHITETAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-505

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

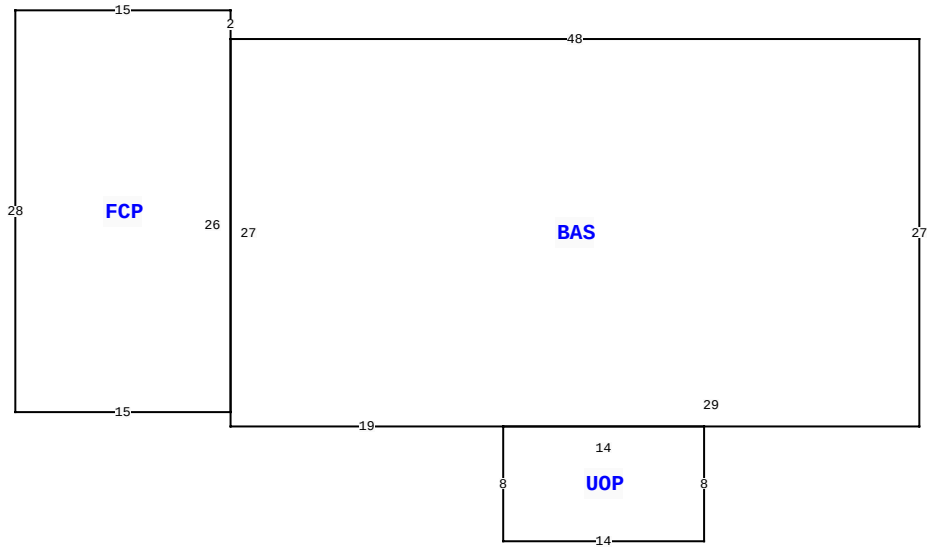
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	79,000
FCP	420	25		105	6,400
UOP	112	25		28	1,707
TOTALS	1,828			1,429	87,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,429	117.9000	110.83	158,376	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1296 HX Base Yr



173 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	87,107
TOTAL MARKET OB/XF VALUE	3,204
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	115,311
SOH/AGL Deduction	4,222
ASSESSED VALUE	111,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,089
TOTAL JUST VALUE	115,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,311

SALE:2:2: ID#F1F1X70A27048-SK21# F1F1X70B7048-SK21

SALE:2:1: INCLUDES 1999 FLEETWOOD DW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15306	M H	125	03/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1439/209	5/28/2021	WD	Q	I	01	85,000
GRANTOR: BYRNE TONYA MARIE						
GRANTEE: LIBASCI ANTHONY						
1252/0540	4/01/2013	WD	Q	I	01	61,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: TONYA MARIE BYRNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FCP= N2 W15 S28 E15 N26$ S27 E19 UOP= S8E14 N8 W14$ E29 N27$.

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	0166	CONC,PAVMT	0	0	0	0	600.00	UT	1.50	1.50	100	2000	2000	3	100	900	
2	0296	SHED METAL	0	0	12	16	192.00	UT	12.00	12.00	100	2007	2007	3	100	2,304	

LAND DESCRIPTION

TOTAL OB/XF 3,204

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	0		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