LOT 12 DEER CREEK S/D.

626-272, 902-1772, CT 1138-169,

WELSH FAMILY REVOCABLE TRUST DATED JUNE 18, 2015
248 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2025

03-4S-16-02732-512

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

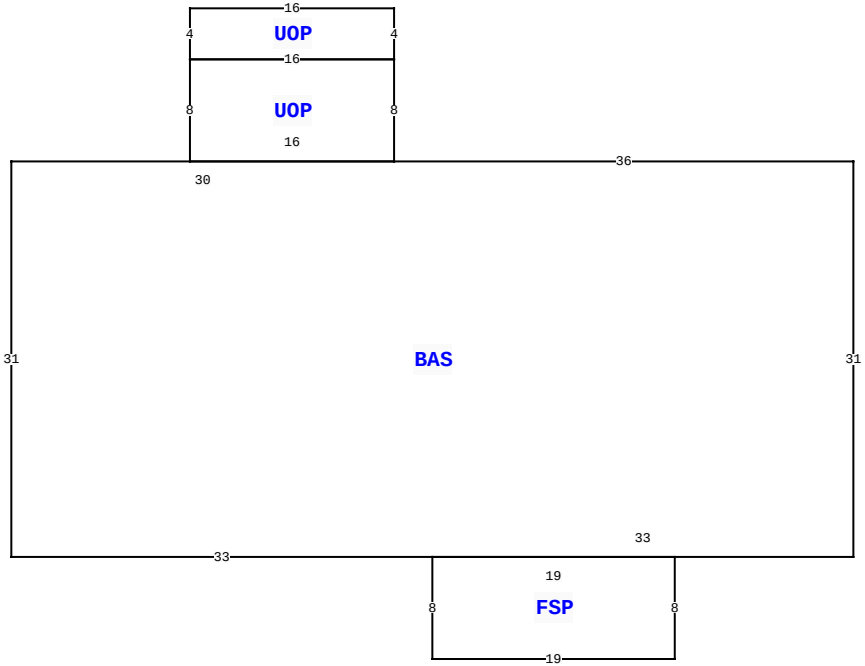
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	2,046	100		2,046	42,508
FSP	152	40		61	1,267
UOP	64	25		16	332
UOP	128	25		32	665
TOTALS	2,390			2,155	44,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,155	86.5640	51.94	111,931	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 0 Heated Area: 2046 HX Base Yr



256 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	44,772
TOTAL MARKET OB/XF VALUE	1,098
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	70,870
SOH/AGL Deduction	7,077
ASSESSED VALUE	63,793
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,793
TOTAL JUST VALUE	70,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14990	M H	125	01/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2155	8/24/2022	WD	U	I	11	100
GRANTOR: WELSH RANDALL AKA RAN						
GRANTEE: WELSH FAMILY REVOCA						
1478/2149	8/24/2022	WD	U	I	11	100
GRANTOR: CARAND INC						
GRANTEE: WELSH FAMILY REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N8 UOP= N4 W16 S4 E16$ W16 S8 E16$ W30 S31 E33
FSP= S8 E19 N8 W19$ E33 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	0166	CONC,PAVMT	0	0	0	0	732.00	UT	1.50	1.50	100	1999	1999	3	100	1,098	

LAND DESCRIPTION

TOTAL OB/XF 1,098

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 05/16/2025 BY SYS