LOT 18 DEER CREEK S/D.

ORB 626-272, 889-1882,

WATKINS HARRY W JR
710 SW WHITETAIL CIRCLE
LAKE CITY, FL 32024

2026

03-4S-16-02732-518

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

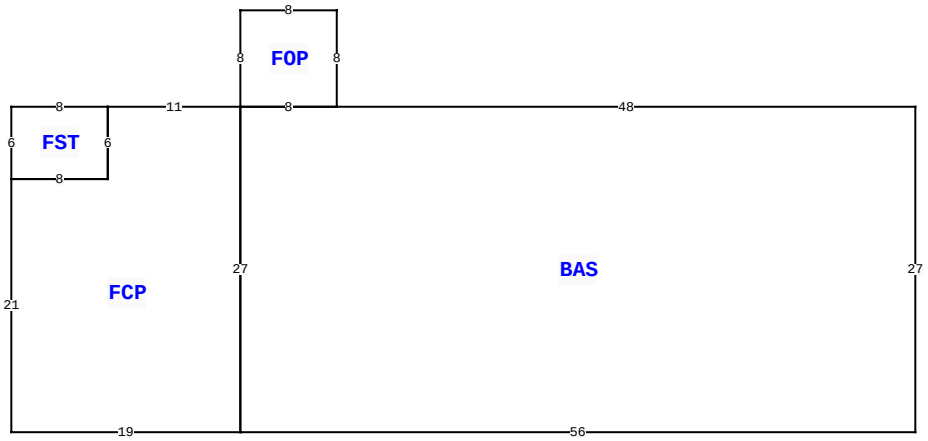
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,512	100		1,512	102,395
FCP	465	25		116	7,856
FOP	64	35		22	1,490
FST	48	55		26	1,761
TOTALS	2,089			1,676	113,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,676	130.9850	123.13	206,366	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 1512 HX Base Yr 2000



710 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		113,501
TOTAL MARKET OB/XF VALUE		2,162
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		140,663
SOH/AGL Deduction		76,602
ASSESSED VALUE		64,061
TOTAL EXEMPTION VALUE	HX HB SX	64,061
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		140,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044646	Roof Replacement	9,100	06/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0889/1882	10/11/1999	WD	Q	I		87,900

GRANTOR: MUSGROVE

GRANTEE: WATKINS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FOP= N8 W8 S8 E8$ W8 FCP= W11 FST= W8 S6 E8 N6$ S6 W8 S21 E19 N27$ S27 E56 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	100	36	3	108.00	UT	1.50	1.50	100	1999	1999	3	100	162	
2	0166	CONC,PAVMT	0	100	50	17	850.00	UT	2.00	2.00	100	2007	2007	3	100	1,700	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,162

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