LOT 19 DEER CREEK S/D.
ORB 626-272, 988-219.

HICKS SHIRRELL L/HICKS EVA J
120 SW WHITETAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-519

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

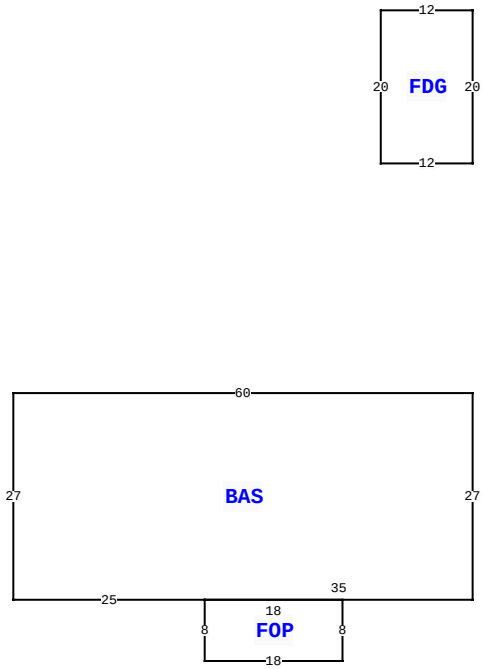
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	109,709
FDG	240	75		180	12,190
FOP	144	35		50	3,386
TOTALS	2,004			1,850	125,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,850	130.9850	123.13	227,790	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1620 HX Base Yr 2009



120 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		125,284
TOTAL MARKET OB/XF VALUE		2,961
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		153,245
SOH/AGL Deduction		83,680
ASSESSED VALUE		69,565
TOTAL EXEMPTION VALUE	HX HB	44,565
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,245

PRCL:0:3: 06/09 SR EXEMPT DENIED INCOME TO HIGH
SALE:1:2: ID#910725AB
SALE:1:1: SALE INCLUDES 1999 PALM HARBOR MOBILE HO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38438	MAINT/ALTR	75	08/05/2019
38440	MAINT/ALTR	75	08/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1160/1506	9/14/2008	WD	Q	I		105,000
GRANTOR: CHARLOTTE & WILLIAM D						
GRANTEE: SHIRRELL & EVA HICK						
0988/0219	7/03/2003	WD	Q	I		88,000
GRANTOR: CLYDE B MUSGROVE TSTE						
GRANTEE: CHARLOTTE & WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E25 FOP= S8 E18 N8 W18$ E35 N27$ PTR= N30 FDG= N20 W12 S20 E12$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	974.00	UT	1.50	1.50	100	1998	1998	3	100	1,461	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,961

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 11/19/2025 BY SYS