

LOT 20 DEER CREEK S/D.
626-272, 907-299, DC 1072-2590,

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

2026

03-4S-16-02732-520

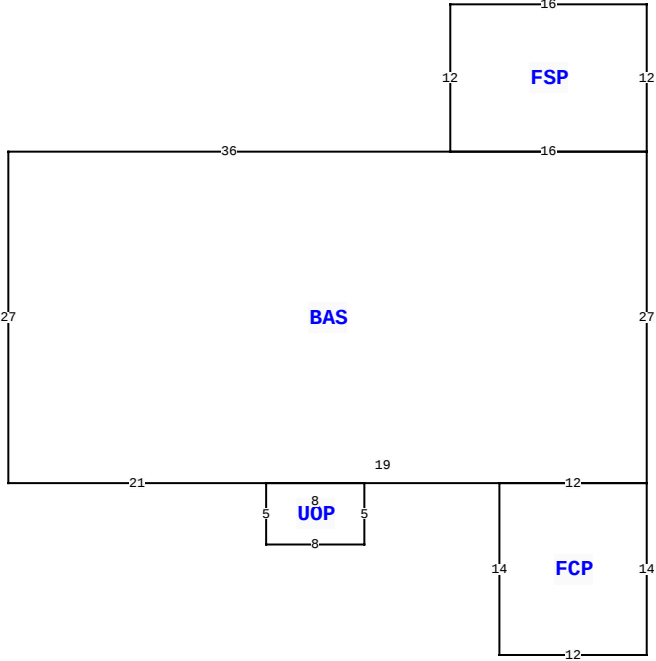
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	3416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	33,393
FCP	168	25		42	999
FSP	192	40		77	1,831
UOP	40	25		10	238
TOTALS	1,804			1,533	36,461

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	696.00	UT	1.50
2	0296	SHED METAL	0	0	8	10	80.00	UT	12.00
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,533	99.0945	59.46	91,152	2000	2000	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr													
													
707 SW WHITETAIL CIR, LAKE CITY													

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

COLUMBIA COUNTY PROPERTY												PAGE 1 of 1	2
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 2												Tax Dist:	
BUILDING MARKET VALUE												36,461	
TOTAL MARKET OB/XF VALUE												2,804	
TOTAL LAND VALUE - MARKET												25,000	
TOTAL MARKET VALUE												64,265	
SOH/AGL Deduction												0	
ASSESSED VALUE												64,265	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												64,265	
TOTAL JUST VALUE												64,265	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												64,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16372	M H	125	12/07/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1478/2235	8/24/2022	WD	U	I	11	100	
GRANTOR: WELSH RANDALL AKA RAN							
GRANTEE: WELSH FAMILY REVOCA							
1432/1298	1/21/2021	LE	P	I	98	100	
GRANTOR: WELSH RANDALL J							
GRANTEE: WELSH RANDALL J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W36 S27 E21 UOP= S5E8 N5 W8\$ E19 FCP= S14 E12 N14 W12\$ E12 N27 FSP= N12 W16 S12 E16\$ W16\$.									