LOT 23 DEER CREEK S/D PHASE 2
ORB 626-272, 935-2267,
WD 1091-1860.

BECK BARBARA L
657 SW WHITETAIL CR
LAKE CITY, FL 32024

2026

03-4S-16-02732-523

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

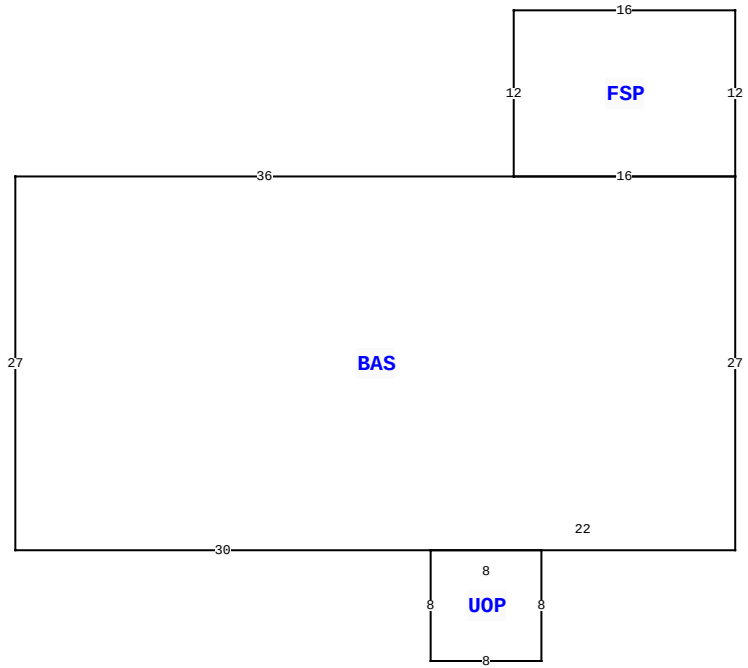
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,404	100		1,404	84,131
FSP	192	40		77	4,614
UOP	64	25		16	959
TOTALS	1,660			1,497	89,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,497	115.9000	108.95	163,098	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1404 HX Base Yr 2007



657 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		89,704
TOTAL MARKET OB/XF VALUE		2,054
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		116,758
SOH/AGL Deduction		58,536
ASSESSED VALUE		58,222
TOTAL EXEMPTION VALUE	HX HB	33,222
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17536	M H	125	10/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1091/1860	7/28/2006	WD	Q	I		90,000
GRANTOR: R VANTIL						
GRANTEE: BARBARA L BECK						
0935/2267	9/24/2001	WD	Q	V		19,000
GRANTOR: C MUSGROVE						
GRANTEE: R VANTIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S27 E30 UOP= S8 E8 N8 W8$ E22 N27 FSP= N12 W16 S12 E16$ W16$.

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	0296	SHED METAL	0	100	6	10	60.00	UT	5.50	5.50	100	2001	2001	3	100	330	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,224	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,054

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: 0.36 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/19/2025 BY SYS