S1/2 OF LOT 25 DESC AS: BEG SE C
225.25 FT TO E R/W OF WHITETAIL
R/W 11.28 FT, NRTHLY ALONG R/W 3

PARISH CHANDLER
421 NW NASH RD
LAKE CITY, FL 32055

2026

03-4S-16-02732-526

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

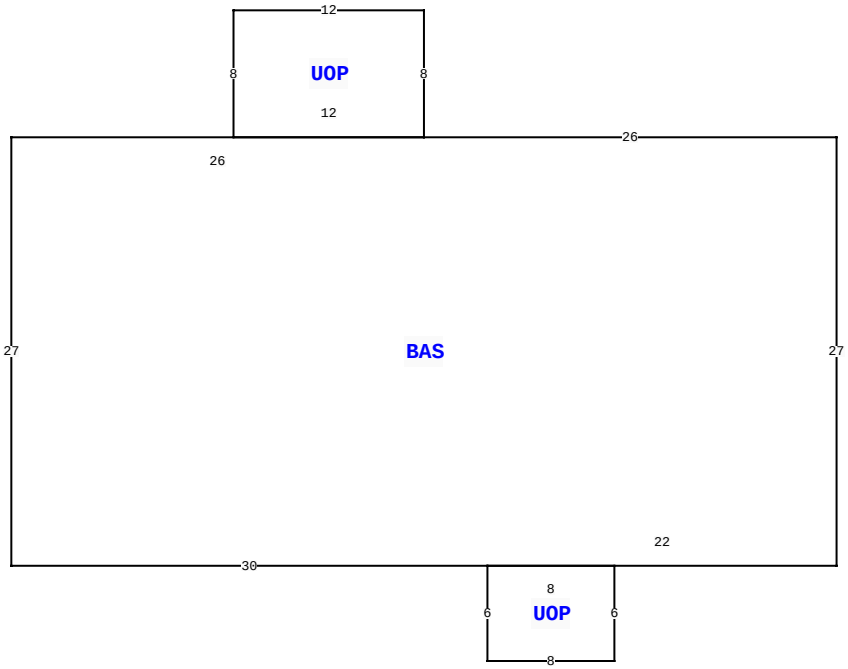
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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
UOP	48	25		12	719
UOP	96	25		24	1,438
TOTALS	1,548			1,440	86,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,440	115.9000	108.95	156,888	2000	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1404 HX Base Yr 2020



627 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		86,288
TOTAL MARKET OB/XF VALUE		2,523
TOTAL LAND VALUE - MARKET		33,600
TOTAL MARKET VALUE		122,411
SOH/AGL Deduction		47,693
ASSESSED VALUE		74,718
TOTAL EXEMPTION VALUE	HX HB	49,718
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2036	5/20/2025	QC	U	I	11	100
GRANTOR: PARISH TWILA DAWN						
GRANTEE: PARISH CHANDLER						
1390/2717	8/08/2019	PR	U	I	11	100
GRANTOR: ROGER SHAWN PARISH AS						
GRANTEE: TWILA DAWN PARISH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N8 W12 S8 E12$ W26 S27 E30 UOP= S6 E8 N6 W8$
E22 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	0	0	882.00	UT	1.50	1.50	100	1999	1999	3	100	1,323	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,523

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	1.50	LT		1.00	1.00	0.80	28,000.00	22,400.00	33,600							

REVIEW DATE 09/18/2023 BY JB Total Acres: 0.55 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 11/19/2025 BY SYS