LOT 27 DEER CREEK S/D PHASE 2.
626-272, 920-1559, CT 1020-
1541, WD 1034-2232, CT 1308-

FAAUAA GLYNES D
617 SW WHITETAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-527

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

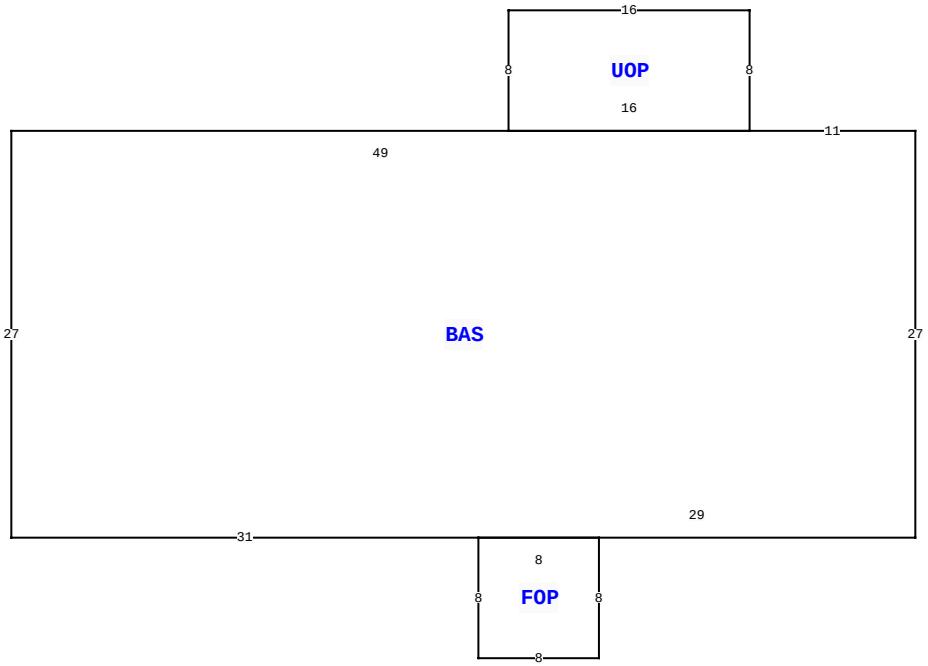
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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
FOP	64	35		22	1,490
UOP	128	25		32	2,167
TOTALS	1,812			1,674	113,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,674	130.9850	123.13	206,120	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1620 HX Base Yr 2024



617 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		113,366
TOTAL MARKET OB/XF VALUE		1,362
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		139,728
SOH/AGL Deduction		3,232
ASSESSED VALUE		136,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,774
TOTAL JUST VALUE		139,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043242	Roof Replacement	10,000	11/23/2021
17390	M H	125	08/31/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/1919	9/26/2016	WD	Q	I	01	70,000
GRANTOR: ROGER & CHRISTINE BLA						
GRANTEE: GLYNES D FAAUAA						
1308/0935	1/13/2016	CT	U	I	18	22,000
GRANTOR: CLERK OF COURT (THOM						
GRANTEE: ROGER AND OR CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N8 W16 S8 E16$ W49 S27 E31 FOP= S8 E8 N8 W8$ E29 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	908.00	UT	1.50	1.50	100	2001	2001	3	100	1,362	

LAND DESCRIPTION

TOTAL OB/XF 1,362

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