

LOT 28 DEER CREEK S/D PHASE 2.
626-272 ,WD 1004-2565, CT 1197-7

THOMAS JAQUANA THOMAS/THOMAS KEONNA
597 SW WHITERAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-528



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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		06
NEIGHBORHOOD/LOC	3416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	156,081
TOTALS	2,052			2,052	156,081

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	0	0	0	996.00	UT	3.00
3	0296	SHED METAL	0	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	
0202	02	2,052	118.2000	117.02	240,125	2004	2010	0	0	0	35.00	65.00	
1 MANUF 2 0% - 2025 Heated Area: 2052 HX Base Yr													
27 76 27 76 BAS													
597 SW WHITETAIL CIR, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		156,081	
TOTAL MARKET OB/XF VALUE		3,494	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		184,575	
SOH/AGL Deduction		0	
ASSESSED VALUE		184,575	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		184,575	
TOTAL JUST VALUE		184,575	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,779	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21134	M H	130	10/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/694	3/11/2024	WD	Q	I	01	214,000
GRANTOR: TOMLIN AUTUMN DELAIN						
GRANTEE: THOMAS JAQUANA THOMA						
1433/2231	3/24/2021	WD	Q	I	01	141,500
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: TOMLIN AUTUMN DELAI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W76 S27 E76 N27\$.									