LOT 29 DEER CREEK S/D PHASE 2
626-272, 939-2019, WD 1247-
1224, WD 1324-785, WD 1326-125

EQUITY TRUST FBO RANDALL WELSH IRA
248 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

03-4S-16-02732-529

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

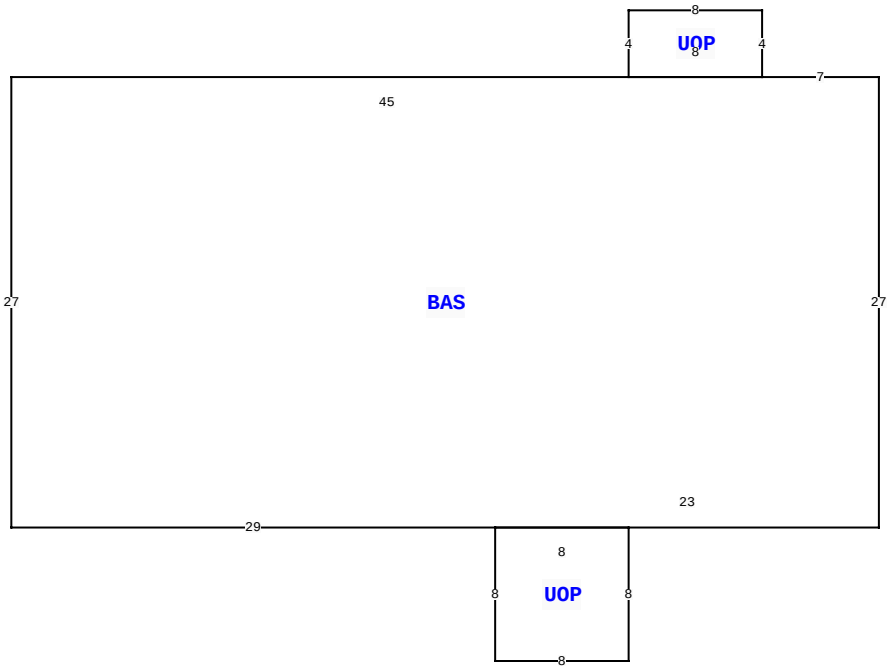
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	32,814
UOP	32	25		8	187
UOP	64	25		16	374
TOTALS	1,500			1,428	33,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,428	97.3845	58.43	83,438	2002	2001	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr



579 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	33,375
TOTAL MARKET OB/XF VALUE	3,008
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	61,383
SOH/AGL Deduction	0
ASSESSED VALUE	61,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,383
TOTAL JUST VALUE	61,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18806	M H	125	10/08/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/1252	9/26/2018	CT	U	I	18	59,000
GRANTOR: CLERK OF COURT (RAY V						
GRANTEE: EQUITY TRUST						
1326/0125	11/11/2016	WD	Q	I	01	52,800
GRANTOR: RAYMOND H PICKETT						
GRANTEE: RAY & MICHELLE VAUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N4 W8 S4 E8 $ W45 S27 E29 UOP= S8 E8 N8 W8$ E23 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	0	0	0	1,072.00	UT	1.50	1.50	100	2001	2001	3	100	1,608	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 3,008

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	0		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 09/16/2023 BY JB Total Acres: 0.34 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/19/2025 BY SYS