

LOT 30 DEER CREEK S/D PHASE 2
626-272, 900-118, DC 1172-2135
CT 1305-1090, WD 1307-489, WD

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

2026

03-4S-16-02732-530



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		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
FSP	130	40		52	1,215
PTO	120	5		6	140
UOP	42	25		10	234
UOP	150	25		38	888
TOTALS	1,846			1,510	35,292

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	1,080
2	0296	SHED METAL	0	0	8	10	80.00	UT	12.00	12.00	960
3	0166	CONC, PAVMT	0	0	0	0	420.00	UT	3.00	3.00	1,260

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,510	97.3845	58.43	88,229	2000	2000	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr													
561 SW WHITETAIL CIR, LAKE CITY													

561 SW WHITETAIL CIR, LAKE CITY				XF DATE						LAND DATE		05/09/2025	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	2000	2000	3	100	1,080				
80.00	UT	12.00	12.00	100	2007	2007	3	100	960				
420.00	UT	3.00	3.00	100	2007	2007	3	100	1,260				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				35,292	
TOTAL MARKET OB/XF VALUE				3,300	
TOTAL LAND VALUE - MARKET				25,000	
TOTAL MARKET VALUE				63,592	
SOH/AGL Deduction				0	
ASSESSED VALUE				63,592	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				63,592	
TOTAL JUST VALUE				63,592	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				63,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16583	M H	125	02/09/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1378/2663	2/25/2019	WD	Q	I	01	50,000	
GRANTOR: DEAN C & DONNA N DEMO							
GRANTEE: EQUITY TRUST COMPAN							
1307/0489	1/05/2016	WD	U	I	12	44,000	
GRANTOR: FIRST FEDERAL BANK OF							
GRANTEE: DEAN C & DONNA N DE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W12 FSP= N10 W13 S10 E13\$ W13 PTO= N10 W12 S10 E12\$ W12 S27 E32 UOP= S6 E7 N6 W7\$E20 N27 UOP= N10 W15 S10 E15\$ W15\$.											