

LOT 31 DEER CREEK S/D PHASE 2.
626-272, WD-1028-2591, CT 1279-1

HUGHES ROBERT W
541 SW WHITETAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-531

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	1,800	100		1,800	166,402
UOP	30	25		8	739
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TOTALS	1,860			1,816	167,881

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	1,248.00	UT	3.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
4	0169	FENCE/WOOD	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	1,816	118.2000	117.02	212,508	2004	2015	0	0	21.00	79.00
1 MANUF 2 0% - 2024 Heated Area: 1800 HX Base Yr											
541 SW WHITETAIL CIR, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
6,744									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		167,881	
TOTAL MARKET OB/XF VALUE		6,744	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		199,625	
SOH/AGL Deduction		0	
ASSESSED VALUE		199,625	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		199,625	
TOTAL JUST VALUE		199,625	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		206,001	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21965	M H	322	06/11/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1484/2189	2/15/2023	WD	Q	I	01
GRANTOR: DUNN DARREN M					
GRANTEE: HUGHES ROBERT W					
1421/2452	10/06/2020	WD	Q	I	01
GRANTOR: DAVID ALICE COBBLE					
GRANTEE: DARREN M DUNN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W43 UOP= N5 W6 S5 E6\$ W17 S30 E25 UOP= S5 E6 N5 W6\$ E35 N30\$.									