

LOT 32 DEER CREEK S/D PHASE 2.
626-272, WD 1040-603, WD 1047-18

COLINDRES EDDRAS JOSUE PINEDA/PALACIOS TELMA LOREN
523 SW WHITETAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-532



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	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
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		MKT AREA	06
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NEIGHBORHOOD/LOC	3416.0200	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	126,031
FOP	72	35		25	1,536
USP	216	35		76	4,668

TOTALS	2,340			2,153	132,234
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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	3	24	72.00	UT	2.00
3	0060	CARPORT F	0	0	18	30	540.00	UT	5.00
4	0296	SHED METAL	0	0	10	12	120.00	UT	12.00
5	0166	CONC, PAVMT	0	0	12	57	684.00	UT	2.00
6	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
0201	02	2,153	118.8000	111.67	240,426	1999	1999		0	0	45.00	55.00
1 MANUF 1 0% - 2023 Heated Area: 2052 HX Base Yr												

523 SW WHITETAIL CIR, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/09/2025 MLU									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					132,234				
TOTAL MARKET OB/XF VALUE					7,632				
TOTAL LAND VALUE - MARKET					25,000				
TOTAL MARKET VALUE					164,866				
SOH/AGL Deduction					0				
ASSESSED VALUE					164,866				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					164,866				
TOTAL JUST VALUE					164,866				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					164,866				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052943	Roof Replacement	14,704	04/28/2025
21434	M H	411	01/21/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1541/2014	5/30/2025	WD	Q	I	01	235,000	
GRANTOR: RUBY JASSEN							
GRANTEE: COLINDRES EDDRAS JO							
1459/2338	2/15/2022	WD	Q	I	01	159,000	
GRANTOR: KAVANAGH KATHRYN ANN							
GRANTEE: RUBY JASSEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W50 FOP= N6 W12 S6 E12\$ W26 S27 E40 USP= S12 E18 N12 W18\$ E36 N27\$.									