

LOT 34 DEER CREEK S/D PHASE 2.  
626-272, TD 1019-2281, QC 1372-4

WELSH FAMILY REVOCABLE TRUST DATED JUNE 18, 2015  
248 NW FOREST MEADOWS AVE  
LAKE CITY, FL 32055

2026

03-4S-16-02732-534



| 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            | 01 | 01 100         |
| Kitchen Adjus            | 01 | 01 100         |

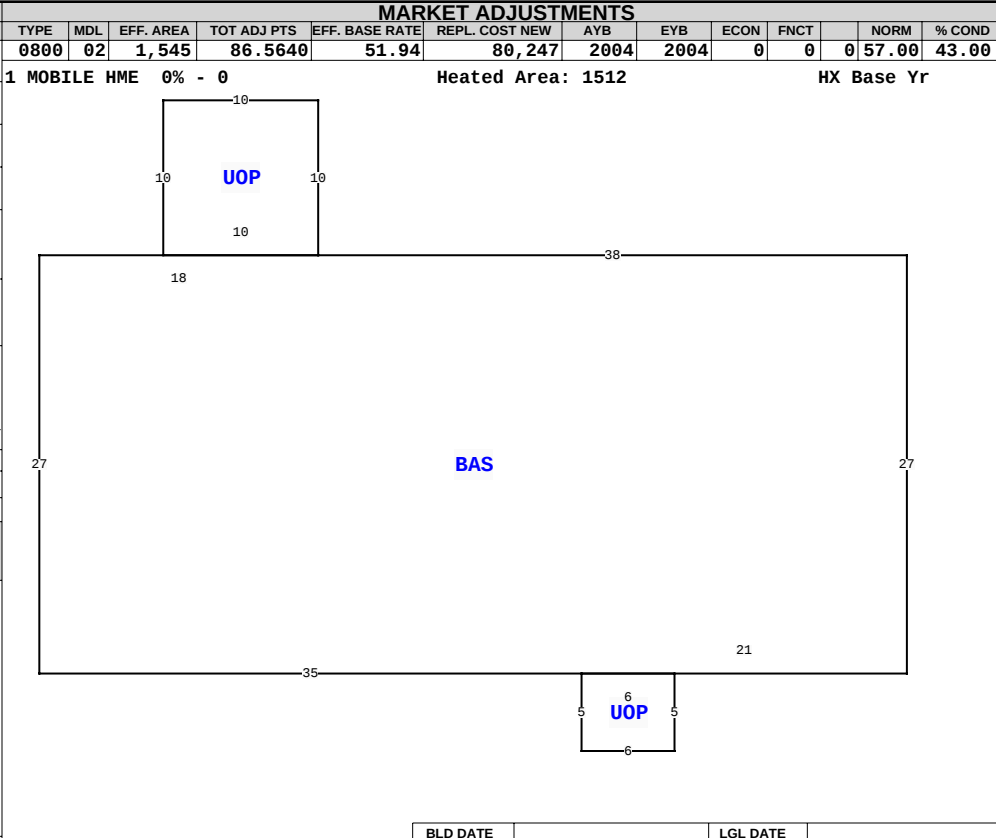
|                  |                  |       |
|------------------|------------------|-------|
| Quality          | 04               | 04    |
| DOR CODE         | 0200 MOBILE HOME |       |
| MAP NUM          |                  | 06    |
| NEIGHBORHOOD/LOC | 3416.0200        | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,512            | 100         |      | 1,512        | 33,769               |
| UOP       | 30               | 25          |      | 8            | 179                  |
| UOP       | 100              | 25          |      | 25           | 559                  |

|        |       |  |  |       |        |
|--------|-------|--|--|-------|--------|
| TOTALS | 1,642 |  |  | 1,545 | 34,506 |
|--------|-------|--|--|-------|--------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 0 | 0 | 1,101.00 | UT | 2.00  |
| 2              | 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        |



552 SW WHITETAIL CIR, LAKE CITY

| TOTAL OB/XF |            |             |     |     |   |   |          |    |       |
|-------------|------------|-------------|-----|-----|---|---|----------|----|-------|
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| 1           | 0166       | CONC, PAVMT | 0   | 0   | 0 | 0 | 1,101.00 | UT | 2.00  |
| 2           | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00     | UT | 0.00  |

| TOTAL OB/XF |            |             |     |     |   |   |          |    |       |
|-------------|------------|-------------|-----|-----|---|---|----------|----|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R |
| 1           | 0166       | CONC, PAVMT | 0   | 0   | 0 | 0 | 1,101.00 | UT | 2.00  |
| 2           | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00     | UT | 0.00  |

REVIEW DATE 09/18/2023 BY JB Total Acres: 0.40 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000

| COLUMBIA COUNTY PROPERTY  |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 34,506    |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 3,402     |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 25,000    |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 62,908    |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 0         |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 62,908    |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 62,908    |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 62,908    |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              | 0         |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 66,118    |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 21964      | M H         | 322 | 06/11/2004 |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1478/2158                    | 8/04/2022 | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: CARAND INC          |           |              |        |        |           |               |  |
| GRANTEE: WELSH FAMILY REVOCA |           |              |        |        |           |               |  |
| 1432/1289                    | 3/15/2021 | LE           | P      | I      | 98        | 100           |  |
| GRANTOR: WELSH RANDALL J     |           |              |        |        |           |               |  |
| GRANTEE: WELSH RANDALL J     |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W38 UOP= N10 W10 S10 E10\$ W18 S27 E35 UOP= S5 E6 N5 W6\$ E21 N27\$. |  |  |  |  |  |  |  |  |  |

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