

LOT 43 DEER CREEK S/D PHASE 2.
626-272, 889-2443, CT 1180-1784,

CLEMONS MALINDA T
684 SW WHITETAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-543



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	3416.0200	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,876	100
FOP	128	35
UOP	36	25
TOTALS	2,040	1,930

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
2	0166	CONC, PAVMT	0	100	0	0		1,070.00	UT 1.50
3	0296	SHED METAL	0	100	12	24		288.00	UT 12.00
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00
5	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00
6	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00

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	100		RSF/MH	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,930	133.2850	125.29	241,810	1999	1999	0	0	0 45.00	55.00

1 MANUF 1 100% - 2011

Heated Area: 1876

HX Base Yr 2011

684 SW WHITETAIL CIR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

TOTAL OB/XF									
11,024									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		132,996	
TOTAL MARKET OB/XF VALUE		11,024	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		169,020	
SOH/AGL Deduction		85,616	
ASSESSED VALUE		83,404	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		32,682	
TOTAL JUST VALUE		169,020	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049494	Additions	54,412	03/25/2024
000048441	Electrical Servic	0	10/18/2023
000048004	Roof Replacement	5,000	08/28/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1195/2166	5/13/2010	WD	Q	I	01
GRANTOR: FREEDOM MOBILE HOME S					
GRANTEE: DANIEL & MALINDA CL					
1186/2571	12/29/2009	WD	U	I	12
GRANTOR: GREEN TREE SERVICING					
GRANTEE: FREEDOM MOBILE HOME					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W67 S15 UOP= W4 S9 E4 N9\$ S13 E30 FOP= S8 E16 N8 W16\$ E37 N28\$.									