LOT 48 DEER CREEK S/D PHASE 3.
WD 1040-603, WD 1096-1692, CT 11

EQUITY TRUST COMPANY CUSTODIAN FBO RANDALL WELSH I
248 SW FOREST MEADOWS
LAKE CITY, FL 32055

2026

03-4S-16-02732-548

BUILDING CHARACTERISTICS

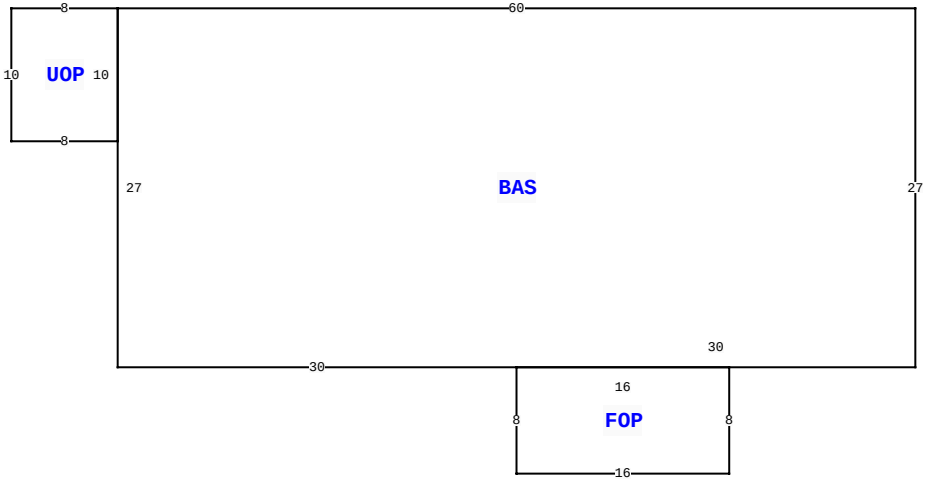
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	80,849
FOP	128	35		45	2,246
UOP	80	25		20	998
TOTALS	1,828			1,685	84,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	1,685	96.5295	90.74	152,897	2010	2010	0	0	10	35.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1620 HX Base Yr



137 SW NATHAN CT, LAKE CITY

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

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1,180.00	UT	1.13	1.13	75	2010	2010	3	75	996	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	84,093
TOTAL MARKET OB/XF VALUE	1,796
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	113,889
SOH/AGL Deduction	0
ASSESSED VALUE	113,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,889
TOTAL JUST VALUE	113,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28547	M H	516	05/06/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0495	8/09/2017	CT	U	I	18	58,000
GRANTOR: CLERK OF COURT						
GRANTEE: EQUITY TRUST COMPAN						
1192/2623	4/15/2010	WD	U	V	12	22,500
GRANTOR: FIRST FEDERAL SAVINGS						
GRANTEE: CHARLES EDWARD BROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UOP= W8 S10 E8 N10$ S27 E30 FOP= S8 E16 N8 W16$ E30N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,796

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 09/18/2023 BY JB Total Acres: 0.58 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS