

LOT 59 DEER CREEK S/D PHASE 3.
WD 1040-619, WD 1255-2297, DC 12

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

2026

03-4S-16-02732-559



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 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

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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	1,040	100		1,040	38,891
UOP	112	25		28	1,047
UOP	200	25	2024	50	1,870
UOP	200	25	2024	50	1,870

TOTALS 1,552 1,168 43,677

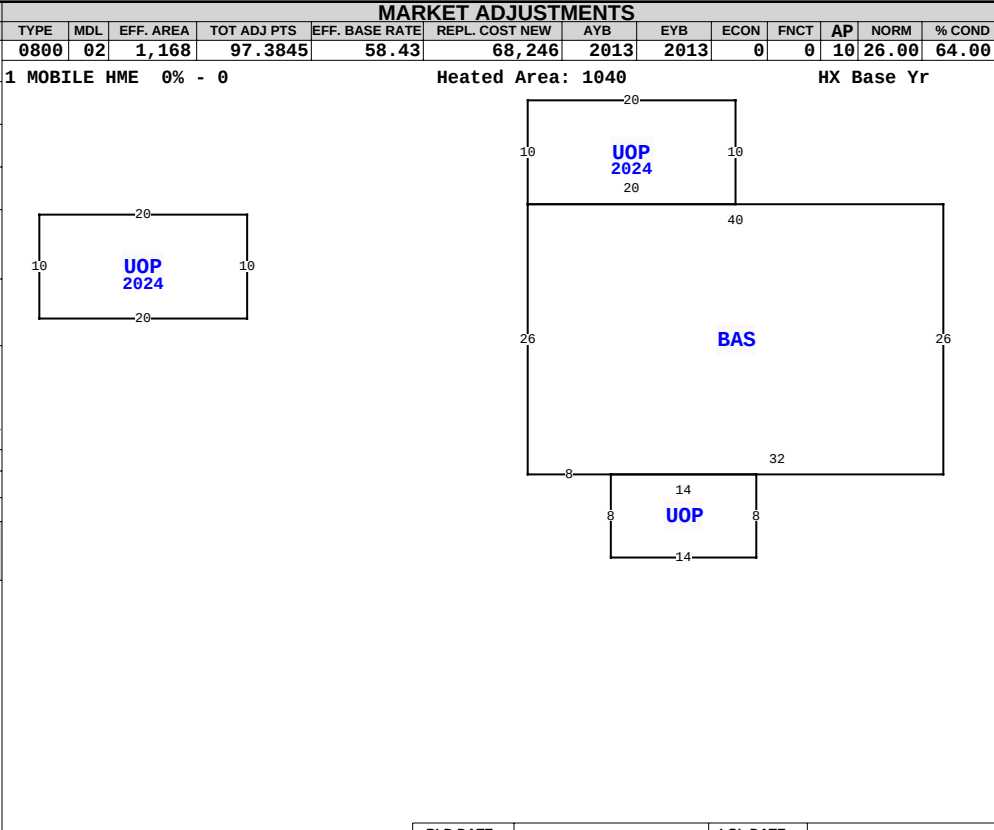
EXTRA FEATURES

L N	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	444.00	UT	2.00	2.00	100	2013	2013	3	100	888	
2	0060	CARPORT F	0	0	18	20	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,260	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	700.00	700.00	100	2024	2023		100	700	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
6	0081	DECKING WI	0	0	10	20	1.00	UT	1,400.00	1,400.00	100	2024	2023		100	1,400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	25,000.00	25,000.00	25,000							

REVIEW DATE 09/18/2023 BY KS



347 SW WHITETAIL CIR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/09/2025	MLU
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COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	43,677
TOTAL MARKET OB/XF VALUE	8,048
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	76,725
SOH/AGL Deduction	0
ASSESSED VALUE	76,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,725
TOTAL JUST VALUE	76,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31132	M H	492	06/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2152	8/24/2022	WD	U	I	11	100

GRANTOR: CARAND INC
GRANTEE: WELSH FAMILY REVOCA
1432/1295 1/28/2021 LE P I 98 100
GRANTOR: WELSH RANDALL J
GRANTEE: WELSH RANDALL J

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S26 E8 E32 N26 \$
UOP=[YR=2024;ORIG=-87,1] E20 S10 W20 N10 \$
UOP=[ORIG=-32,26] S8 E14 N8 W14 \$
UOP=[YR=2024;ORIG=-40,-10] E20 S10 W20 N10 \$
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Total Acres: 0.34 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS