LOT 60 DEER CREEK S/D PHASE 3.
WD 1040-619, WD 1399-1133, WD 14

CHAPITAL ADAM Q/THOMAS SHAWN A
327 SW WHITETAIL CT
LAKE CITY, FL 32024

2026

03-4S-16-02732-560

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

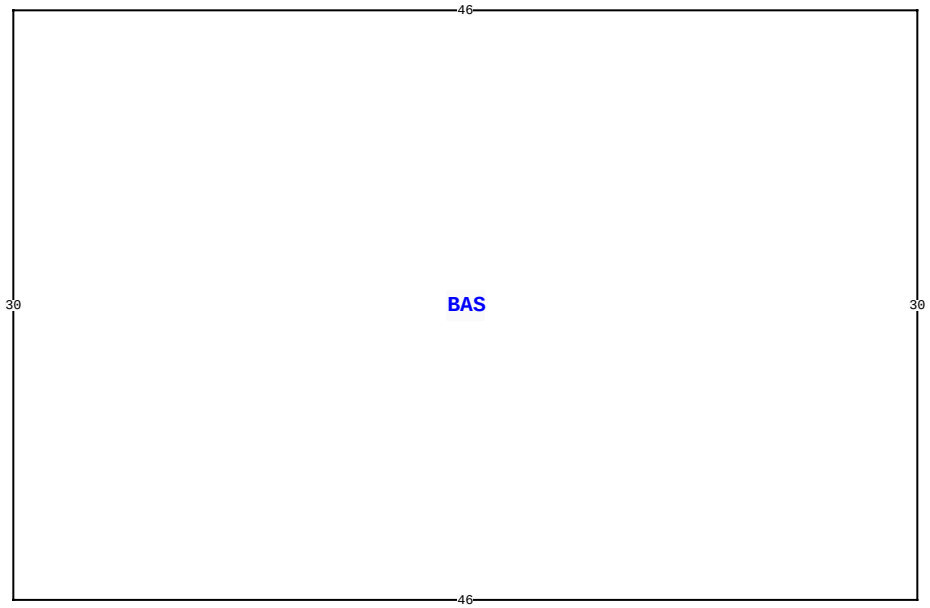
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	135,752
TOTALS	1,380			1,380	135,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,380	115.0000	108.10	149,178	2020	2020	0	0	0	9.00	91.00

1 MANUF 1 100% - 2021 Heated Area: 1380 HX Base Yr 2021



327 SW WHITETAIL CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		135,752
TOTAL MARKET OB/XF VALUE		10,080
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		170,832
SOH/AGL Deduction		56,214
ASSESSED VALUE		114,618
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,896
TOTAL JUST VALUE		170,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41455	STORAGE BLDG		03/03/2021
39070	M H	0	12/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/2703	3/19/2021	WD	U	I	11	100
GRANTOR: CHAPITAL ADAM Q						
GRANTEE: CHAPITAL ADAM Q						
1399/1133	11/19/2019	WD	U	V	37	25,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: ADAM Q CHAPITAL & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S30 E46 N30$.

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	100	0	0	1,280.00	UT	2.25	2.25	100	2020	2020	3	100	2,880	
2	0030	BARN,MT	0	100	20	30	600.00	UT	12.00	12.00	100	2021	2021		100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 10,080

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	100		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 JB Total Acres: 0.34 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS