

LOT 61 DEER CREEK S/D PHASE 3.
WD 1040-619, WD 1100-2757, QC 11

COLBERT BRUCE LAVAN
309 SW WHITETAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-561



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,188	100	2023	1,188	125,703
TOTALS	1,188			1,188	125,703

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	1,000.00	1,000.00
2	0296	SHED METAL	0 100	0	0	1.00	UT	1,500.00	1,500.00

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	
0202	02	1,188	112.5000	111.38	132,319	2022	2022	0	0	0	5.00	95.00
1 MANUF 2 100% - 2024 Heated Area: 1188 HX Base Yr 2024												
309 SW WHITETAIL CIR, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU												

TOTAL OB/XF 2,500												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023
2	0296	SHED METAL	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023

TOTAL OB/XF 2,500												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023
2	0296	SHED METAL	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		125,703	
TOTAL MARKET OB/XF VALUE		2,500	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		153,203	
SOH/AGL Deduction		0	
ASSESSED VALUE		153,203	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		102,481	
TOTAL JUST VALUE		153,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,849	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043420	Mobile Home		02/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/837	2/10/2023	WD	Q	I	01	168,900
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: COLBERT BRUCE LAVAN						
1156/0412	8/06/2008	WD	Q	V	01	100
GRANTOR: PATRICIA L WRIN- SURV						
GRANTEE: IRONWOOD HOME OF LA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=16,22] E44 S27 W44 N27 \$									