LOT 63 DEER CREEK S/D PHASE 3

WD 1040-619, WD 1066-2710, DC 12

WILSON VIOLET ANN
120 SW HUCKLEBERRY CT
LAKE CITY, FL 32055

2026

03-4S-16-02732-563

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	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	05	05

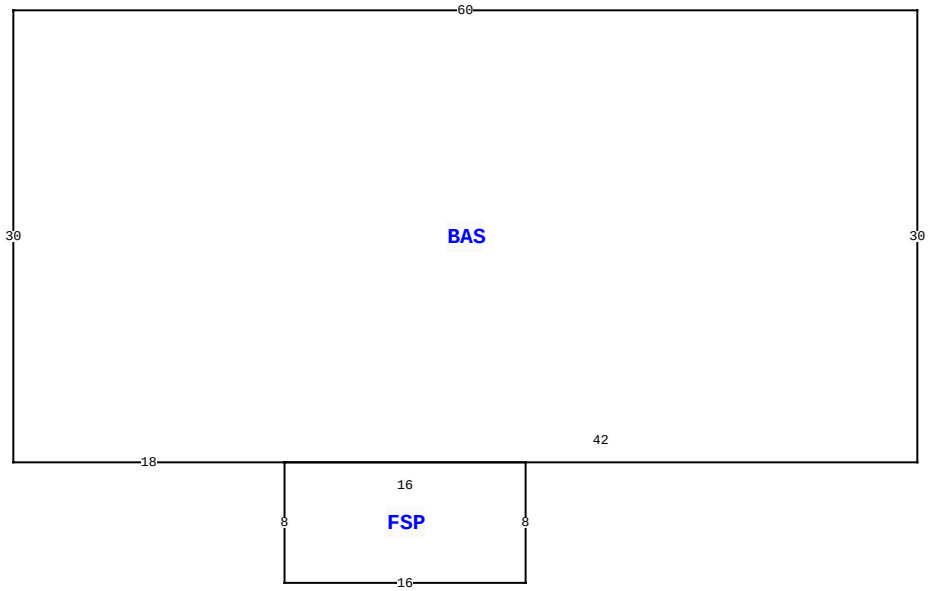
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	105,999
FSP	128	40		51	3,004
TOTALS	1,928			1,851	109,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,851	113.9000	107.07	198,187	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1800 HX Base Yr



121 SW HUCKLEBERRY CT, 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	109,003
TOTAL MARKET OB/XF VALUE	9,322
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	143,325
SOH/AGL Deduction	0
ASSESSED VALUE	143,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,325
TOTAL JUST VALUE	143,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22768	M H	400	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/2294	10/20/2022	PR	U	I	19	100
GRANTOR: SIRMEYER ALFARETTA A						
GRANTEE: WILSON VIOLET ANN						
1066/2710	12/01/2005	WD	U	V	09	46,400
GRANTOR: IRONWOOD HOMES						
GRANTEE: ALFARETTA A SIRMEYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E18FSP= S8 E16 N8 W16$ E42 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	100	2005	2005	3	100	500	
3	0060	CARPORT F	0	0	20	24	480.00	UT	5.00	5.00	100	2007	2007	3	100	2,400	
4	0166	CONC,PAVMT	0	0	0	0	1,911.00	UT	2.00	2.00	100	2007	2007	3	100	3,822	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,322

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	25,000.00	25,000.00	25,000							

REVIEW DATE 09/18/2023 BY KS Total Acres: 0.33 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS