LOT 70 DEER CREEK S/D PHASE 3

WD 1040-619, WD 1043-2117, DC 14

WILSON VIOLET A
120 SW HUCKLEBERRY CT
LAKE CITY, FL 32024-0799

2026

03-4S-16-02732-570

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

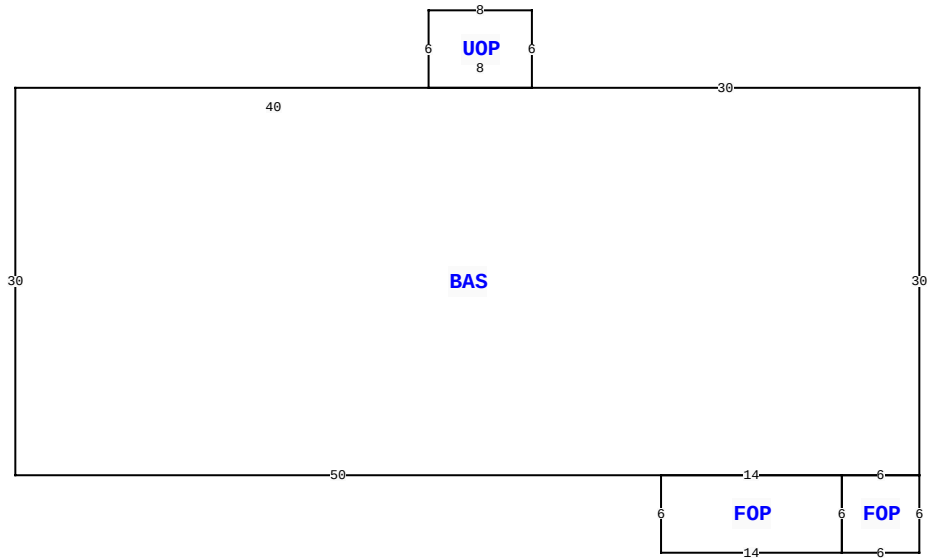
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,100	100		2,100	128,009
FOP	36	35		13	793
FOP	84	35		29	1,768
UOP	48	25		12	732
TOTALS	2,268			2,154	131,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,154	117.9000	110.83	238,728	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 2100 HX Base Yr 2006



120 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		131,300
TOTAL MARKET OB/XF VALUE		6,804
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		163,104
SOH/AGL Deduction		71,659
ASSESSED VALUE		91,445
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		35,723
TOTAL JUST VALUE		163,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38794	MAINT/ALTR	0	10/22/2019
23091	M H	347	05/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1043/2117	4/11/2005	WD	Q	V		21,900
GRANTOR: IRONWOOD HOMES						
GRANTEE: WILLIAM H SR & VIOL						
1040/0619	3/07/2005	WD	Q	V	02	272,000
GRANTOR: MUSGROVE						
GRANTEE: IRONWOOD HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N6 W8 S6 E8$ W40 S30 E50 FOP= S6 E14 N6 W14$ E14 FOP= S6 E6 N6 W6$ E6 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	1,494.00	UT	2.00	2.00	100	2005	2005	3	100	2,988	
2	0070	CARPORT UF	0	100	24	24	576.00	UT	3.00	3.00	75	2005	2005	3	75	1,296	
3	0296	SHED METAL	0	100	12	12	144.00	UT	5.00	5.00	100	2005	2005	3	100	720	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 6,804

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: 0.33 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS