LOT 71 DEER CREEK S/D PHASE 3

WD 1040-619, WD 1079-310, CT 139

BAKER TIMOTHY L/BAKER LANA A
358 SW WHITETAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-571

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

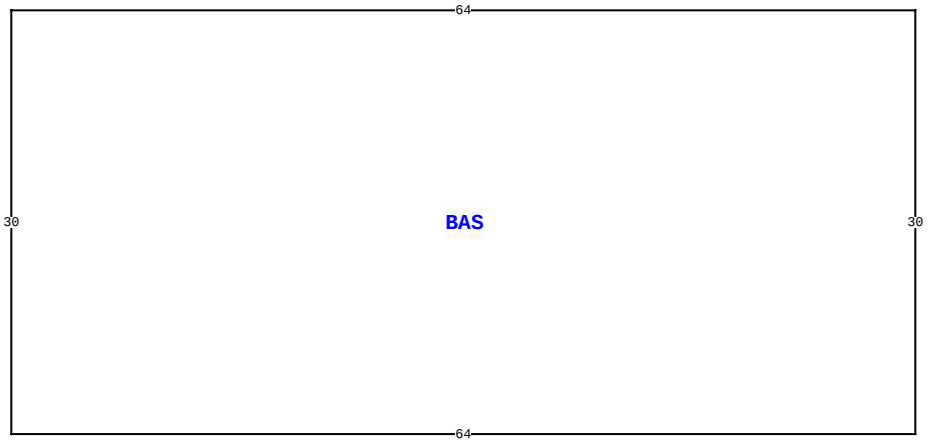
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	115,146
TOTALS	1,920			1,920	115,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,920	116.0000	109.04	209,357	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1920 HX Base Yr



358 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	115,146
TOTAL MARKET OB/XF VALUE	5,545
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	145,691
SOH/AGL Deduction	0
ASSESSED VALUE	145,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,691
TOTAL JUST VALUE	145,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046436	Solar Power Syste	51,430	02/02/2023
23369	M H	0	07/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1201	9/23/2024	WD	U	I	11	100
GRANTOR: BAKER TIMOTHY L						
GRANTEE: BAKER TIMOTHY L						
1411/1094	5/11/2020	WD	U	I	18	85,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: TIMOTHY L BAKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S30 E64 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	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,098.00	UT	2.50	2.50	100	2006	2006	3	100	2,745	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,545

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