LOT 76 DEER CREEK S/D PHASE 3

WD 1040-603 & CWD 1206-1651

MEHALKO PAUL JOSEPH JR/MEHALKO ANGELA G
500 SW WHITETAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-576

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0201 MODULAR HOME

MAP NUM | MKT AREA 06

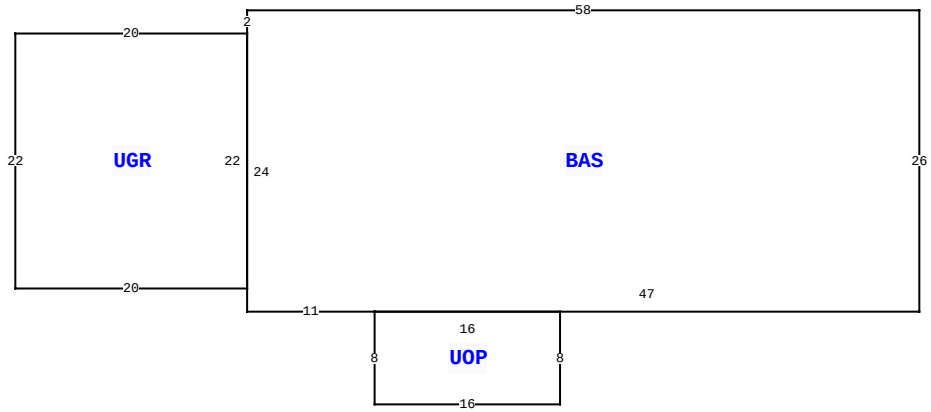
NEIGHBORHOOD/LOC 3416.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	85,312
UGR	440	45		198	11,201
UOP	128	20		26	1,471
TOTALS	2,076			1,732	97,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,732	111.8000	102.86	178,154	2007	2007	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2011 Heated Area: 1508 HX Base Yr 2011



500 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		97,985
TOTAL MARKET OB/XF VALUE		3,778
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		126,763
SOH/AGL Deduction		21,714
ASSESSED VALUE		105,049
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,327
TOTAL JUST VALUE		126,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052136	Roof Replacement	10,500	01/24/2025
253000	SFR	300	12/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1206/1651	12/16/2010	WD	U	I	12	128,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: PAUL J JR & ANGELA						
1040/0603	3/07/2005	WD	Q	V	02	272,000
GRANTOR: MUSGROVE						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S2 UGR= W20 S22 E20 N22$ S24 E11 UOP= S8E16 N8 W16$ E47 N26$.

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	1,432.00	UT	3.00	3.00	60	2007	2007	3	60	2,578	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,778

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	0201	C	MOD HOME	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 02/24/2025 BY jerry Total Acres: 0.33 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2025 BY SYS