LOTS 11 & 12 BLOCK E WEST LAKE C
ADDITION #2.

WHISPERING RENTALS LLC
234 NW WILTON WAY
LAKE CITY, FL 32055

2026

27-3S-16-02345-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

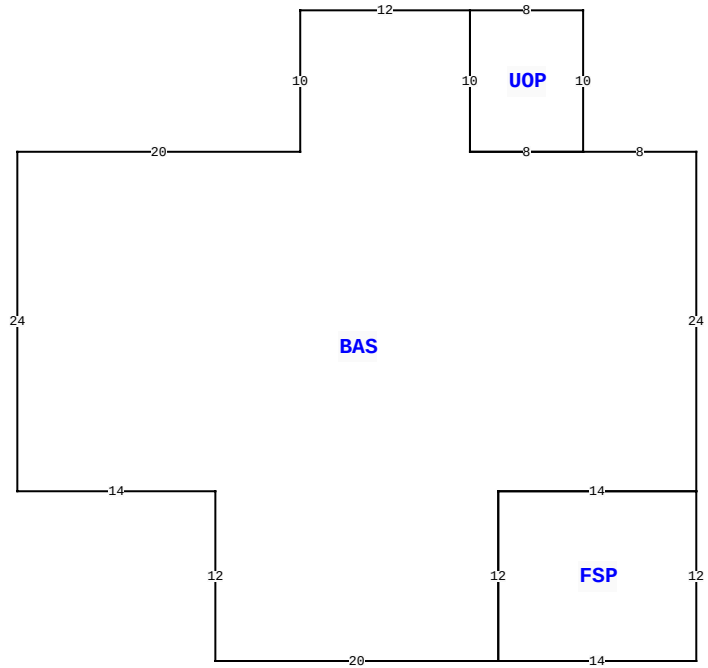
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		27316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	36,240
FSP	168	40		67	1,606
UOP	80	25		20	479
TOTALS	1,760			1,599	38,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,599	99.8640	59.92	95,812	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1512 HX Base Yr



222 NW WILTON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	38,325
TOTAL MARKET OB/XF VALUE	5,133
TOTAL LAND VALUE - MARKET	12,240
TOTAL MARKET VALUE	55,698
SOH/AGL Deduction	1,457
ASSESSED VALUE	54,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,241
TOTAL JUST VALUE	55,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,698

XFOB:9:1: HOME MH

XFOB:1:1: DENMARK HOUSE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047559	Electrical Servic	0	06/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1413/0691	3/27/2020	WD	U	I	11	100

GRANTOR: TROY & RHONDA CREWS

GRANTEE: WHISPERING RENTALS

1315/2705	5/26/2016	WD	Q	I	01	35,000

GRANTOR: GARY LYNN FAIRCLOTH S

GRANTEE: TROY & RHONDA CREWS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N10 W8 S10 E8$ W8 N10 W12 S10 W20 S24 E14 S12E20
FSP= E14 N12 W14 S12 $ N12E14 N24$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	850	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	12	36	432.00	UT	2.28	2.28	100	0	0	3	100	983	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 5,133

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	0102	C	SFR/MH	0		RSF/MH	204.00	214.00	2.00	LT		1.00	1.00	0.90	6,800.00	6,120.00	12,240							

REVIEW DATE 07/05/2023 BY TW Total Acres: 1.00 Total Land Value: 12,240 Market: 0 Agricultural: 0 Common: 12,240 PRINTED 11/19/2025 BY SYS