

COMM SW COR OF SE1/4, RUN N 1018
 CONT N 339.54 FT, W 66.44 FT, N 3
 S 666.30 FT, W 141 TO POB (AKA L

WHITEHOUSE BRIAN/WHITEHOUSE IDA
 379 NW DAVID DR
 LAKE CITY, FL 32055

2026

02-3S-16-01946-015


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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
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	2316.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,108	100	2025
TOTALS	2,108		2,108

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0203	03	2,108	109.7250	109.72	231,290	2024	2024	0	0	2.00	98.00	
3 MANUF 3 100% - 2025			Heated Area: 2108			HX Base Yr 2025						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div>												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
379 NW DAVID DR, LAKE CITY 05/03/2022 MLU												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		226,664	
TOTAL MARKET OB/XF VALUE		8,084	
TOTAL LAND VALUE - MARKET		11,180	
TOTAL MARKET VALUE		245,928	
SOH/AGL Deduction		144,955	
ASSESSED VALUE		100,973	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		49,562	
TOTAL JUST VALUE		245,928	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,745	
BLDG:1:1: MANA MH (RP'D-KELLY/VALERIE MYERS)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049912	Mobile Home		05/22/2024
000049861	Right-of-Way Acce		05/20/2024
22422	M H	465	10/26/2004
20172	M H	125	11/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2127	6/08/2023	WD	U	I	11	0
GRANTOR: MYERS VALERIE						
GRANTEE: WHITEHOUSE BRIAN						
1486/713	3/13/2023	WD	Q	I	01	80,000
GRANTOR: MYERS VALERIE S						
GRANTEE: WHITEHOUSE BRIAN						

EXTRA FEATURES																
L N	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	0031	BARN,MT AE	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	100	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0294	SHED WOOD/	0	100	8	8	UT	12.00	12.00	50	2009	2009	3	50	384	
TOTALS													2,108	2,108	226,664	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2025;ORIG=19,14] E68 S31 W68 N31 \$			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.86	AC		1.00	1.00	1.00	13,000.00	13,000.00	11,180								