LOT 2 DEER CREEK S/D.
626-272, 952-343, WD 1027-143, W

EQUITY TRUST COMPANY CUSTODIAN FBO RANDALL WELSH I
248 NW FOREST MEADOWS AVENUE
LAKE CITY, FL 32055

2027

03-4S-16-02732-502

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04

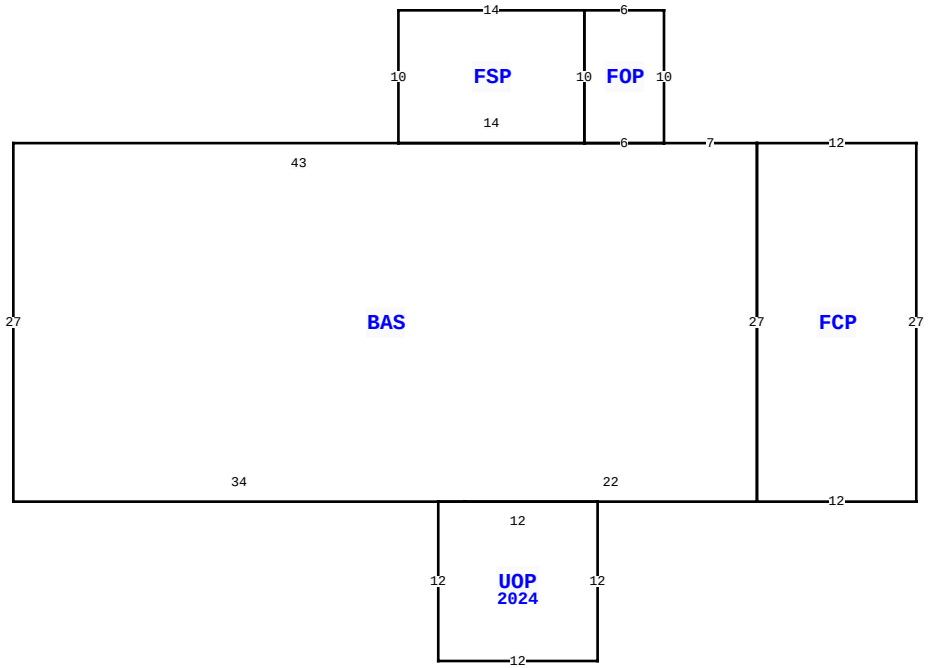
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,919
FCP	324	25		81	2,246
FOP	60	35		21	582
FSP	140	40		56	1,552
UOP	144	25	2024	36	998
TOTALS	2,180			1,706	47,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	02	1,706	86.6400	69.31	118,243	2002	2002	0	0	15	45.00	40.00

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



125 SW WHITETAIL CIR, LAKE CITY

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	0	656.00	UT	2.00	2.00	100	2002	2002	3	100	1,312	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	2002	2002	3	100	400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	47,297
TOTAL MARKET OB/XF VALUE	2,212
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	74,509
SOH/AGL Deduction	0
ASSESSED VALUE	74,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,509
TOTAL JUST VALUE	74,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19455	M H	125	04/24/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1683	12/14/2020	WD	U	I	38	55,000
GRANTOR: LOPEZ SHANNA						
GRANTEE: EQUITY TRUST COMPAN						
1221/0696	9/06/2011	WD	U	I	38	43,000
GRANTOR: MAURICE E BOLLINGER (						
GRANTEE: SHANNA LOPEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W7 W6 W43 S27 E34 E22 N27 $
FCP=[ORIG=0,27] E12 N27 W12 S27 $
FSP=[ORIG=-13,0] N10 W14 S10 E14 $
FOP=[ORIG=-7,0] N10 W6 S10 E6 $
UOP=[YR=2024;ORIG=-24,27] E12 S12 W12 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,212

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 KS Total Acres: 0.33 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS