LOT 4 DEER CREEK S/D.

626-272, 927-2554, DC 1388-2611,

CULLEN CHRISTOPHER M
157 SW WHITETAIL CIR
LAKE CITY, FL 32024

**2027**

**03-4S-16-02732-504**

## BUILDING CHARACTERISTICS

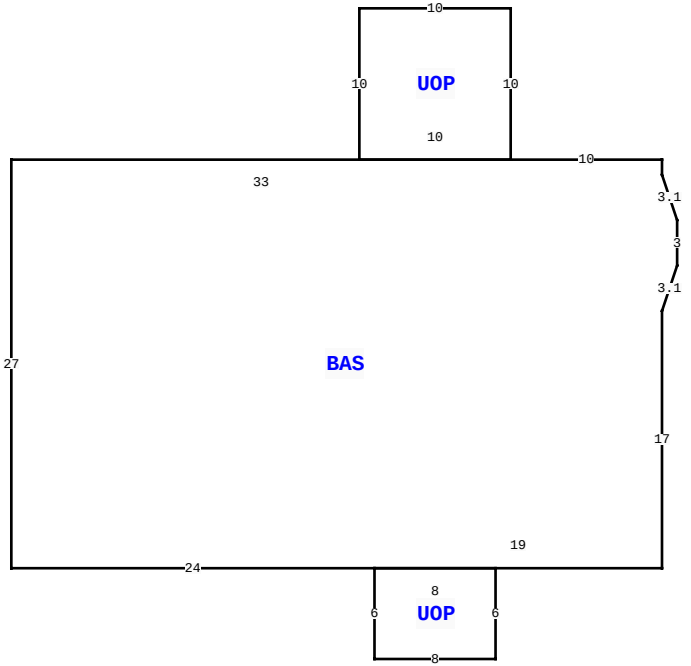
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,167 | 100 | | 1,167 | 67,394 |
| UOP | 48 | 25 | | 12 | 693 |
| UOP | 100 | 25 | | 25 | 1,444 |
| TOTALS | 1,315 | | | 1,204 | 69,531 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,204 | 112.9000 | 105.00 | 126,420 | 2000 | 2000 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2002 Heated Area: 1167 HX Base Yr 2002




157 SW WHITETAIL CIR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2001 | 2001 | 3 | 100 | 1,089 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 69,531 |
| TOTAL MARKET OB/XF VALUE | | 1,089 |
| TOTAL LAND VALUE - MARKET | | 25,000 |
| TOTAL MARKET VALUE | | 95,620 |
| SOH/AGL Deduction | | 47,250 |
| ASSESSED VALUE | | 48,370 |
| TOTAL EXEMPTION VALUE | HX HB SX | 48,370 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 95,620 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 96,369 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15790 | M H | 125 | 07/16/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0927/2554 | 5/31/2001 | WD | Q | V | | 19,000 |

GRANTOR: C MUSGROVE

GRANTEE: ELSA M & CHRISTOPHE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 UOP= N10 W10 S10 E10$ W33 S27 E24 UOP= S6 E8 N6 W8$ E19 N17 R1 U3 N3 U3 L1 N1$.

## LAND DESCRIPTION

TOTAL OB/XF 1,089

| 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 | 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 09/18/2023 BY JB Total Acres: 0.33 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS