LOT 6 DEER CREEK S/D.

626-272, 891-2243, 969-979, 972-

STYER PETER C/STYER NANCY D
193 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-506

BUILDING CHARACTERISTICS

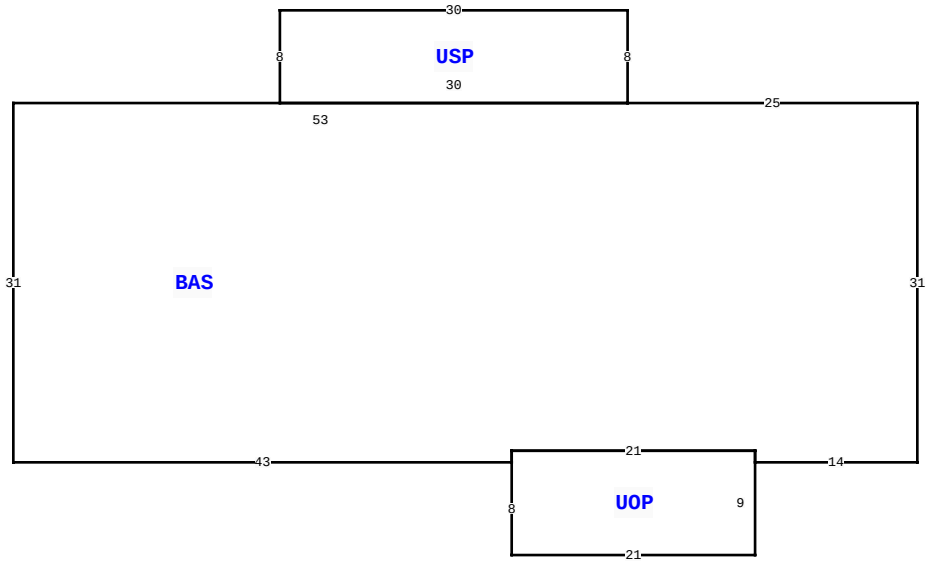
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,397	100		2,397	142,105
UOP	189	25		47	2,786
USP	240	35		84	4,980
TOTALS	2,826			2,528	149,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,528	115.9000	107.79	272,493	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 0% - 2024 Heated Area: 2397 HX Base Yr



193 SW WHITETAIL CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,871
TOTAL MARKET OB/XF VALUE	5,545
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	183,416
SOH/AGL Deduction	0
ASSESSED VALUE	183,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,416
TOTAL JUST VALUE	183,416
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054546	Storage Building	12,591	11/21/2025
000054511	Right-of-Way Acce		11/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/175	3/24/2023	WD	Q	I	01	199,900
GRANTOR: HODGE RAY						
GRANTEE: STYER PETER C						
0978/2527	3/06/2003	WD	Q	I	03	64,000
GRANTOR: PLEDGED PROPERTY						
GRANTEE: RAY & LINNIE R HODG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 USP= N8 W30 S8 E30$ W53 S31 E43 UOP= S8E21 N9 W21 S1$ N1 E21 S1 E14 N31$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,080.00	UT	1.50	1.50	100	1999	1999	3	100	1,620	
3	0070	CARPORT UF	0	0	18	25	450.00	UT	2.50	2.50	100	2007	2007	3	100	1,125	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,545

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	28,000.00	28,000.00	28,000							

REVIEW DATE 01/26/2026 BY justin Total Acres: 0.41 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS