LOT 11 DEER CREEK S/D.
626-272, JTWRS 884-1746,

WILLIAMS RUTH N/SHAW KAREN N
282 SW WHITETAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-511

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

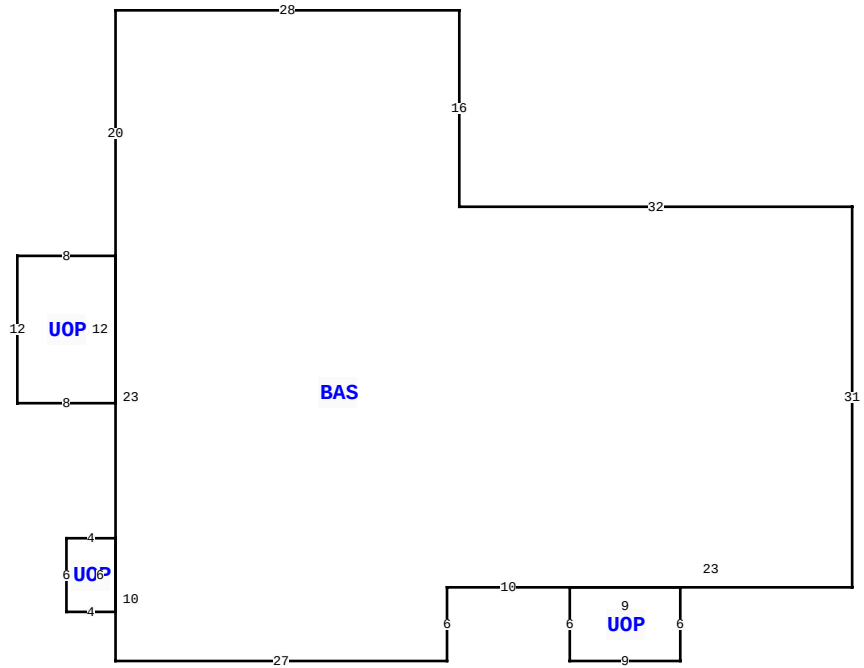
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,470	100		2,470	173,141
UOP	24	25		6	421
UOP	54	25		14	981
UOP	96	25		24	1,682
TOTALS	2,644			2,514	176,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,514	135.5850	127.45	320,409	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 2470 HX Base Yr 2000



282 SW WHITETAIL CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,225
TOTAL MARKET OB/XF VALUE		4,143
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		205,368
SOH/AGL Deduction		118,915
ASSESSED VALUE		86,453
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,042
TOTAL JUST VALUE		205,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0884/1746	7/19/1999	WD	Q	V		19,000

GRANTOR: CLYDE MUSGROVE
GRANTEE: WILLIAMS & SHAW (JT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 N16 W28 S20 UOP= W8 S12 E8 N12$ S23 UOP= W4 S6 E4 N6$ S10 E27 N6 E10 UOP= S6 E9 N6 W9$ E23 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,188.00	UT	1.50	1.50	100	1999	1999	3	100	1,782	
3	0169	FENCE/WOOD	0	100	0	0	172.00	UT	13.50	13.50	50	2007	2007	3	50	1,161	

LAND DESCRIPTION

TOTAL OB/XF 4,143

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 0.34 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 03/23/2026 BY SYS