LOT 14 DEER CREEK S/D.
626-272, 876-786, 965-2161, WD 1

EQUITY TRUST COMPANY FBO RANDALL WELSH IRA
248 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2027

03-4S-16-02732-514

BUILDING CHARACTERISTICS

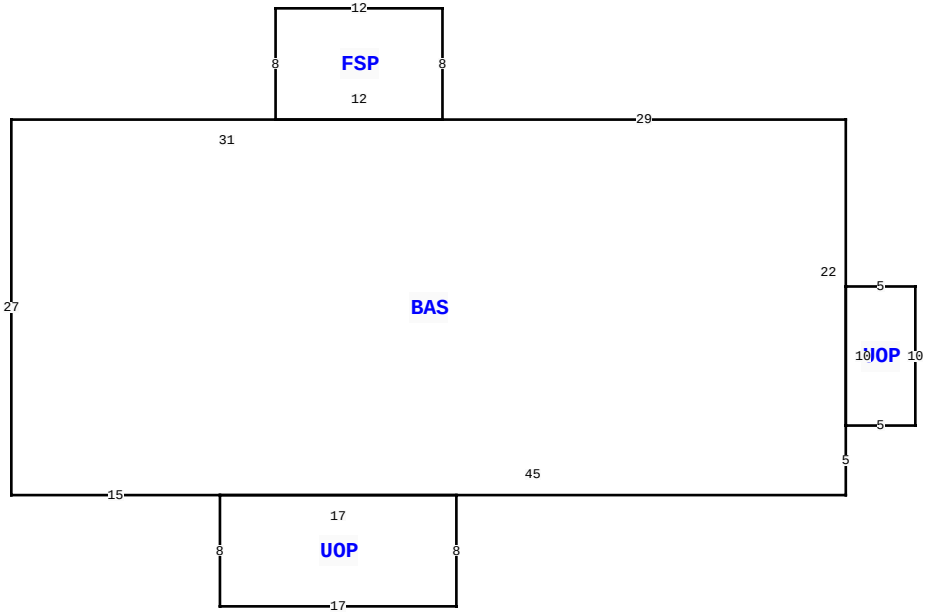
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	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	1,620	100		1,620	48,048
FSP	96	40		38	1,127
UOP	50	25		12	356
UOP	136	25		34	1,008
TOTALS	1,902			1,704	50,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	1,704	91.1200	84.74	144,397	1999	1999	0	0	20	45.00	35.00

1 MANUF 1 0% - 2023 Heated Area: 1620 HX Base Yr



218 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	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	868.00	UT	1.50	1.50	100	1999	1999	3	100	1,302	
3	0169	FENCE/WOOD	0	0	0	0	80.00	UT	13.50	13.50	50	2007	2007	3	50	540	
4	0294	SHED WOOD/	0	0	10	10	100.00	UT	14.00	14.00	25	2007	2007	3	25	350	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	50,539
TOTAL MARKET OB/XF VALUE	3,892
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	79,431
SOH/AGL Deduction	0
ASSESSED VALUE	79,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,431
TOTAL JUST VALUE	79,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/2652	12/09/2022	WD	U	I	37	40,900
GRANTOR: CIMPSON JAMES EDWARDS						
GRANTEE: EQUITY TRUST COMPAN						
1148/1474	4/21/2008	WD	Q	I		97,500
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: JAMES & YOLANDA TIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N8 W12 S8 E12$ W31 S27 E15 UOP= S8 E17 N8 W17$E45 N5 UOP= E5 N10 W5 S10$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 3,892

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