LOT 15 DEER CREEK S/D.

626-272, 883-182, CT 1344-1760,

EQUITY TRUST COMPANY CUSTODIAN FBO RANDALL WELSH,
248 SW FOREST MEADOWS
LAKE CITY, FL 32055

2027

03-4S-16-02732-515

BUILDING CHARACTERISTICS

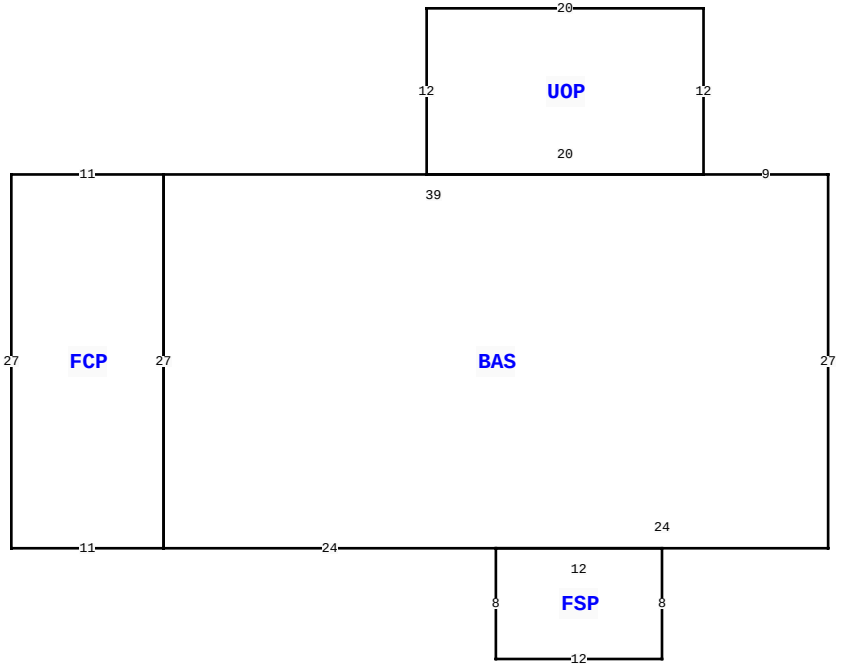
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,296	100		1,296	29,227
FCP	297	25		74	1,669
FSP	96	40		38	857
UOP	240	25		60	1,353
TOTALS	1,929			1,468	33,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,468	93.9645	56.38	82,766	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr



206 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	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
2	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	70	1999	1999	3	70	420	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	33,106
TOTAL MARKET OB/XF VALUE	3,220
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	61,326
SOH/AGL Deduction	0
ASSESSED VALUE	61,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,326
TOTAL JUST VALUE	61,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15383	M H	125	04/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/1760	8/23/2017	CT	U	I	18	46,000
GRANTOR: CLERK OF COURT (DASKO						
GRANTEE: EQUITY TRUST COMPAN						
0883/0182	6/22/1999	WD	Q	V		19,000
GRANTOR: MUSGROVE						
GRANTEE: DASKOSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UOP= N12 W20 S12 E20$ W39 FCP= W11 S27 E11 N27$ S27 E24 FSP= S8E12N8 W12$ E24 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,220

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