LOT 16 DEER CREEK S/D.

626-272, 875-2381, WD 1018-883,

VANDYCK DAVID A
188 SW WHITETAIL CIRCLE
LAKE CITY, FL 32024

2026

03-4S-16-02732-516

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

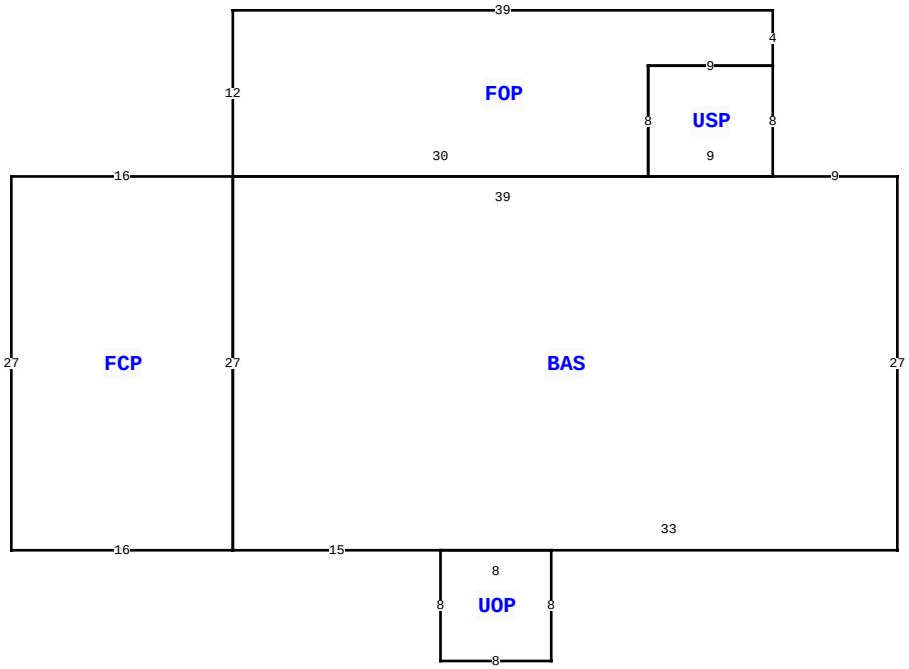
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,296	100		1,296	90,846
FCP	432	25		108	7,571
FOP	396	35		139	9,744
UOP	64	25		16	1,121
USP	72	35		25	1,752
TOTALS	2,260			1,584	111,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,584	135.5850	127.45	201,881	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 1296 HX Base Yr 2017



188 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		111,035
TOTAL MARKET OB/XF VALUE		1,709
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		137,744
SOH/AGL Deduction		75,825
ASSESSED VALUE		61,919
TOTAL EXEMPTION VALUE	HX HB SX	61,919
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		137,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/1609	9/21/2016	PR	U	I	18	60,000
GRANTOR: KEVIN M TURNER (AKA K						
GRANTEE: DAVID A VANDYCK						
1322/1607	9/07/2016	QC	U	I	11	100
GRANTOR: BRANDON TYLER TURNER						
GRANTEE: DAVID A VANDYCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 USP= N8 FOP= N4 W39 S12 E30 N8 E9$ W9 S8 E9 $ W39
FCP= W16 S27 E16 N27$ S27 E15 UOP= S8 E8 N8 W8$ E33 N27$.

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	606.00	UT	1.50	1.50	100	1999	1999	3	100	909	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,709

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 03/24/2026 BY SYS