LOT 17 DEER CREEK S/D.

626-272, 892-1684, 930-535, 970-

REEDER RIDLEY M/REEDER IRMA E
172 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-517

BUILDING CHARACTERISTICS

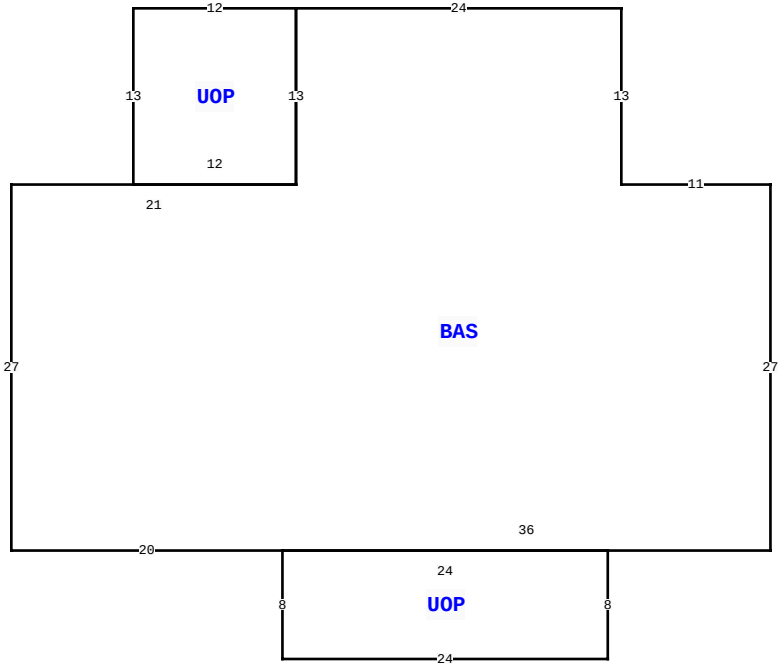
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	1,824	100		1,824	129,005
UOP	156	25		39	2,759
UOP	192	25		48	3,395
TOTALS	2,172			1,911	135,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,911	117.0000	108.81	207,936	1999	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2024 Heated Area: 1824 HX Base Yr 2024



172 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	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	12	49	588.00	UT	1.50	1.50	100	1999	1999	3	100	882	
3	0296	SHED METAL	0	100	10	12	120.00	UT	7.50	7.50	70	1999	1999	3	70	630	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	135,158
TOTAL MARKET OB/XF VALUE	5,912
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	166,070
SOH/AGL Deduction	0
ASSESSED VALUE	166,070
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	114,659
TOTAL JUST VALUE	166,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/2558	10/30/2023	WD	Q	I	01	199,000
GRANTOR: LIBASCI ANTHONY J						
GRANTEE: REEDER RIDLEY M						
1424/1847	11/19/2020	WD	U	I	18	56,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: ANTHONY J LIBASCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N13 W24 UOP= W12 S13 E12 N13$ S13 W21 S27 E20 UOP= S8 E24 N8 W24$ E36 N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,912

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 11/03/2023 BY TP Total Acres: 0.33 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS