LOT 20 DEER CREEK S/D.
626-272, 907-299, DC 1072-2590,

WELSH FAMILY REVOCABLE TRUST DATED JUNE 18, 2015
248 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

03-4S-16-02732-520

BUILDING CHARACTERISTICS

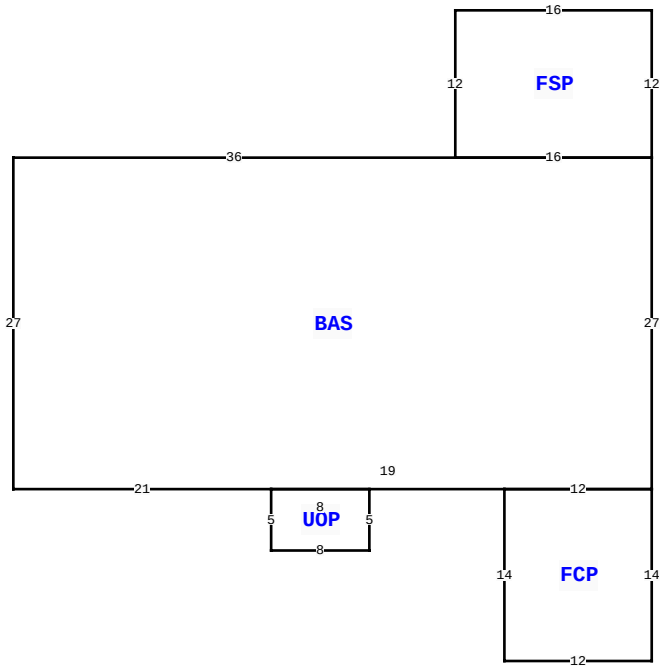
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,404	100		1,404	33,393
FCP	168	25		42	999
FSP	192	40		77	1,831
UOP	40	25		10	238
TOTALS	1,804			1,533	36,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,533	99.0945	59.46	91,152	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr



707 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	0166	CONC,PAVMT	0	0	0	0	696.00	UT	1.50	1.50	100	2000	2000	3	100	1,044	
2	0296	SHED METAL	0	0	8	10	80.00	UT	12.00	12.00	100	2007	2007	3	100	960	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	36,461
TOTAL MARKET OB/XF VALUE	2,804
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	64,265
SOH/AGL Deduction	0
ASSESSED VALUE	64,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,265
TOTAL JUST VALUE	64,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16372	M H	125	12/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2235	8/24/2022	WD	U	I	11	100
GRANTOR: WELSH RANDALL AKA RAN						
GRANTEE: WELSH FAMILY REVOCA						
1432/1298	1/21/2021	LE	P	I	98	100
GRANTOR: WELSH RANDALL J						
GRANTEE: WELSH RANDALL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S27 E21 UOP= S5E8 N5 W8$ E19 FCP= S14 E12 N14 W12$ E12 N27 FSP= N12 W16 S12 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 2,804

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 06/09/2026 BY SYS