LOT 21 DEER CREEK S/D PHASE 2

ORB 626-272, 897-1652,

PATTERSON BARBARA A/PATTERSON CHERYLANN
691 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-521

BUILDING CHARACTERISTICS

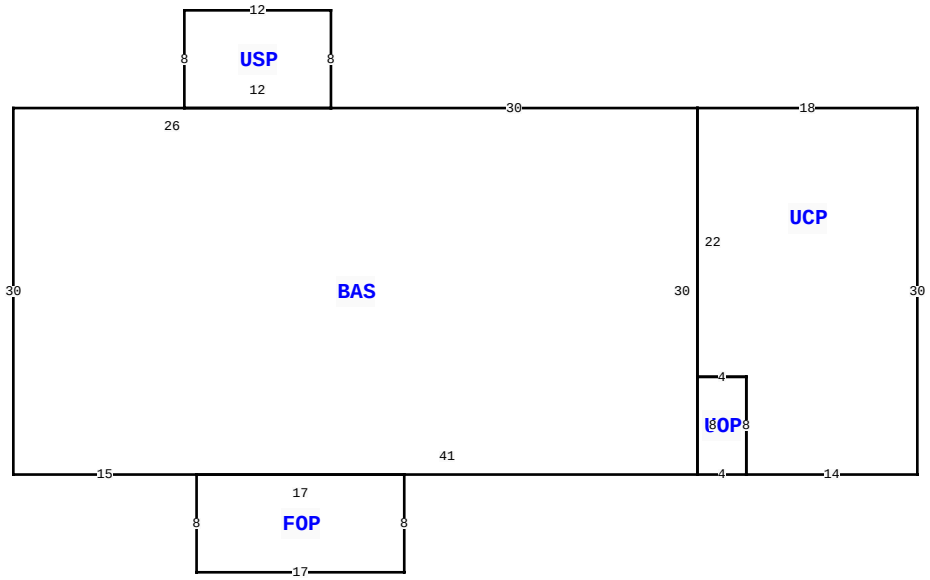
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,680	100		1,680	116,507
FOP	136	35		48	3,329
UCP	508	20		102	7,074
UOP	32	25		8	555
USP	96	35		34	2,358
TOTALS	2,452			1,872	129,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,872	135.5850	126.09	236,040	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1680 HX Base Yr 2003



691 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	0	0	860.00	UT	1.50	1.50	100	1999	1999	3	100	1,290	
3	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	70	1999	1999	3	70	882	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,822
TOTAL MARKET OB/XF VALUE	3,372
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	158,194
SOH/AGL Deduction	83,882
ASSESSED VALUE	74,312
TOTAL EXEMPTION VALUE	HX HB SX WX 74,312
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	158,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1275/2795	6/12/2014	WD	U	I	30	100
GRANTOR: BARBARA A PATTERSON (						
GRANTEE: BARBARA A & CHERYLA						
0970/1438	12/13/2002	WD	Q	I	03	70,000
GRANTOR: WELLS FARGO BANK						
GRANTEE: ROBERT E & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 USP= N8 W12 S8 E12$ W26 S30 E15 FOP= S8 E17 N8 W17$ E41 UOP= E4 UCP= E14 N30 W18 S22 E4 S8$ N8 W4 S8$ N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,372

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