LOT 28 DEER CREEK S/D PHASE 2.

626-272 ,WD 1004-2565, CT 1197-7

THOMAS JAQUNA/THOMAS KEONNA
597 SW WHITERAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-528

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

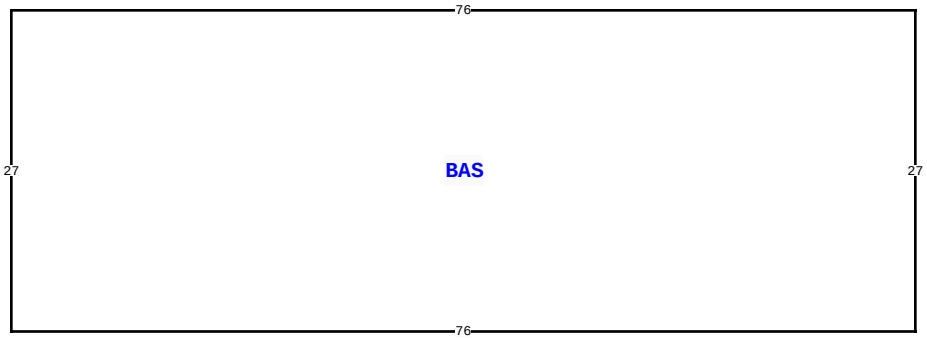
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,052	100		2,052	152,920
TOTALS	2,052			2,052	152,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,052	118.2000	114.65	235,262	2004	2010	0	0	0	35.00	65.00

1 MANUF 2 100% - 2026 Heated Area: 2052 HX Base Yr 2026



597 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		152,920
TOTAL MARKET OB/XF VALUE		3,494
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		181,414
SOH/AGL Deduction		0
ASSESSED VALUE		181,414
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,003
TOTAL JUST VALUE		181,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21134	M H	130	10/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/694	3/11/2024	WD	Q	I	01	214,000
GRANTOR: TOMLIN AUTUMN DELAIN						
GRANTEE: THOMAS JAQUNA						
1433/2231	3/24/2021	WD	Q	I	01	141,500
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: TOMLIN AUTUMN DELAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	996.00	UT	3.00	3.00	50	2007	2007	3	50	1,494	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,494

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 03/15/2024 BY TP Total Acres: 0.34 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 06/09/2026 BY SYS