

LOT 29 DEER CREEK S/D PHASE 2  
626-272, 939-2019, WD 1247-  
1224, WD 1324-785, WD 1326-125

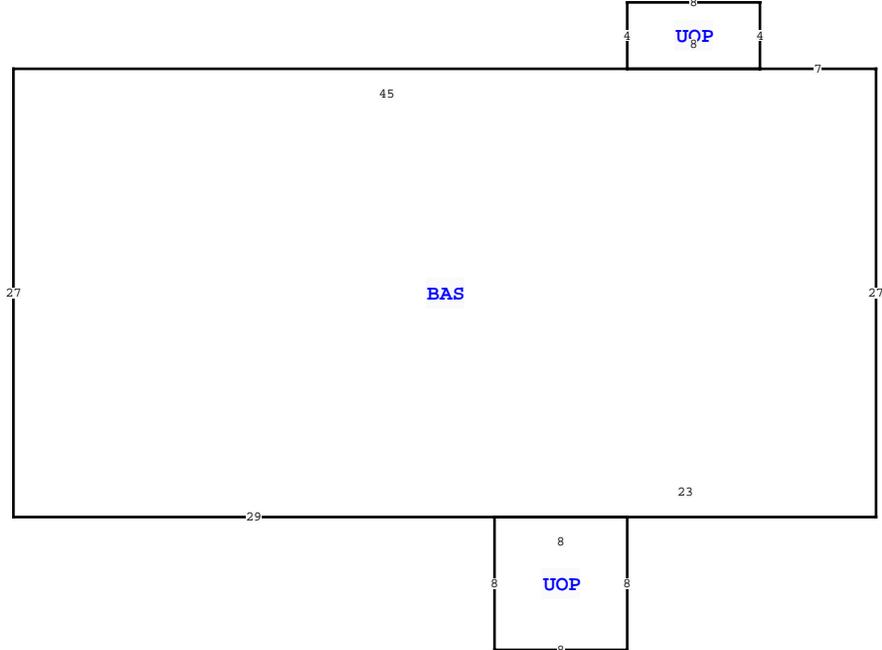
EQUITY TRUST FBO RANDALL WELSH IRA  
248 NW FOREST MEADOWS AVE  
LAKE CITY, FL 32055

2026

03-4S-16-02732-529

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
02	02 100				
01	01 100				
04	04				
0200	MOBILE HOME				
			06		
		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	32,814
UOP	32	25		8	187
UOP	64	25		16	374
TOTALS	1,500			1,428	33,375

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,428	97.3845	58.43	83,438	2002	2001	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		33,375	
TOTAL MARKET OB/XF VALUE		3,008	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		61,383	
SOH/AGL Deduction		0	
ASSESSED VALUE		61,383	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		61,383	
TOTAL JUST VALUE		61,383	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		61,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18806	M H	125	10/08/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/1252	9/26/2018	CT	U	I	18	59,000
GRANTOR: CLERK OF COURT (RAY V)						
GRANTEE: EQUITY TRUST						
1326/0125	11/11/2016	WD	Q	I	01	52,800
GRANTOR: RAYMOND H PICKETT						
GRANTEE: RAY & MICHELLE VAUG						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
579 SW WHITETAIL CIR, LAKE CITY								05/09/2025		MLU			

L N	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	1,072.00	UT	1.50	1.50	100	2001	2001	3	100	1,608	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W7 UOP= N4 W8 S4 E8 \$ W45 S27 E29 UOP= S8 E8 N8 W8\$ E23 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							