LOT 30 DEER CREEK S/D PHASE 2
626-272, 900-118, DC 1172-2135
CT 1305-1090, WD 1307-489, WD

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

2027

03-4S-16-02732-530

BUILDING CHARACTERISTICS

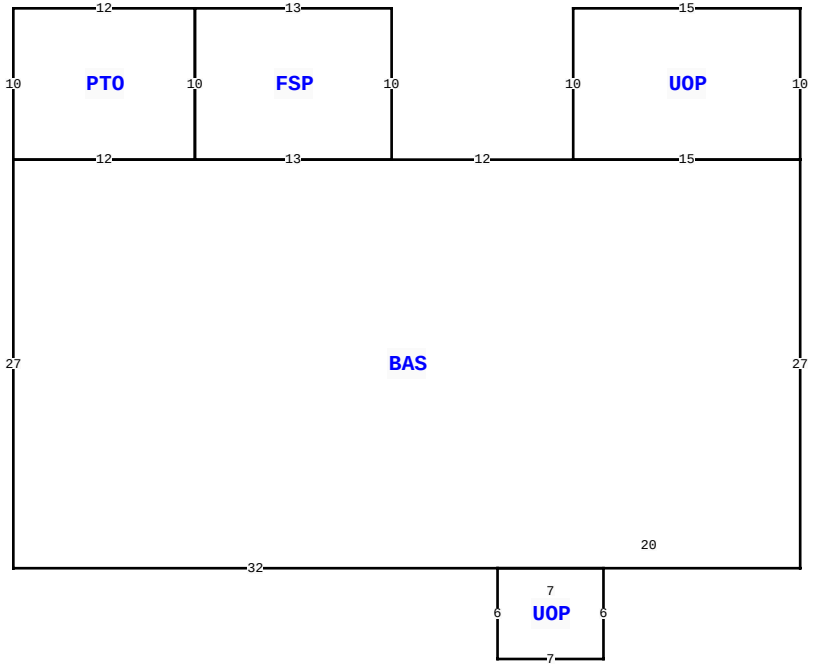
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	32,814
FSP	130	40		52	1,215
PTO	120	5		6	140
UOP	42	25		10	234
UOP	150	25		38	888
TOTALS	1,846			1,510	35,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,510	97.3845	58.43	88,229	2000	2000	0	0	0	60.00	40.00

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

561 SW WHITETAIL CIR, LAKE CITY

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	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,080	
2	0296	SHED METAL	0	0	8	10	80.00	UT	12.00	12.00	100	2007	2007	3	100	960	
3	0166	CONC,PAVMT	0	0	0	0	420.00	UT	3.00	3.00	100	2007	2007	3	100	1,260	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,292
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	63,592
SOH/AGL Deduction	0
ASSESSED VALUE	63,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,592
TOTAL JUST VALUE	63,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16583	M H	125	02/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/2663	2/25/2019	WD	Q	I	01	50,000
GRANTOR: DEAN C & DONNA N DEMO						
GRANTEE: EQUITY TRUST COMPAN						
1307/0489	1/05/2016	WD	U	I	12	44,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: DEAN C & DONNA N DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W13 S10 E13$ W13 PTO= N10 W12 S10 E12$ W12 S27 E32 UOP= S6 E7 N6 W7$E20 N27 UOP= N10 W15 S10 E15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 3,300

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 09/16/2023 BY JB Total Acres: 0.34 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS