LOT 31 DEER CREEK S/D PHASE 2.
626-272, WD-1028-2591, CT 1279-1

HUGHES ROBERT W
541 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-531

BUILDING CHARACTERISTICS

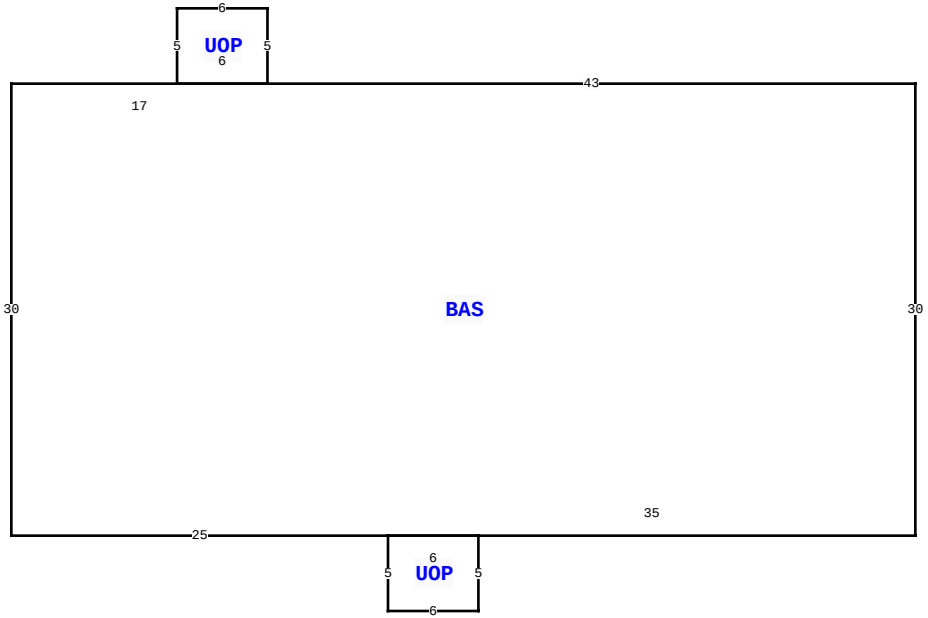
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	1,800	100		1,800	161,354
UOP	30	25		8	717
UOP	30	25		8	717
TOTALS	1,860			1,816	162,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,816	118.2000	113.47	206,062	2004	2015	0	0	0	21.00	79.00

1 MANUF 2 0% - 2024 Heated Area: 1800 HX Base Yr



541 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,248.00	UT	3.00	3.00	100	2007	2007	3	100	3,744	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	162,789
TOTAL MARKET OB/XF VALUE	6,744
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	194,533
SOH/AGL Deduction	0
ASSESSED VALUE	194,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,533
TOTAL JUST VALUE	194,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21965	M H	322	06/11/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2189	2/15/2023	WD	Q	I	01	192,700
GRANTOR: DUNN DARREN M						
GRANTEE: HUGHES ROBERT W						
1421/2452	10/06/2020	WD	Q	I	01	125,000
GRANTOR: DAVID ALICE COBBLE						
GRANTEE: DARREN M DUNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 UOP= N5 W6 S5 E6$ W17 S30 E25 UOP= S5 E6 N5 W6$ E35 N30$.

LAND DESCRIPTION

TOTAL OB/XF 6,744

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 11/17/2026 BY SYS