LOT 32 DEER CREEK S/D PHASE 2.
626-272, WD 1040-603, WD 1047-18

COLINDRES EDDRAS JOSUE PINEDA/PALACIOS TELMA LOREN
523 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-532

BUILDING CHARACTERISTICS

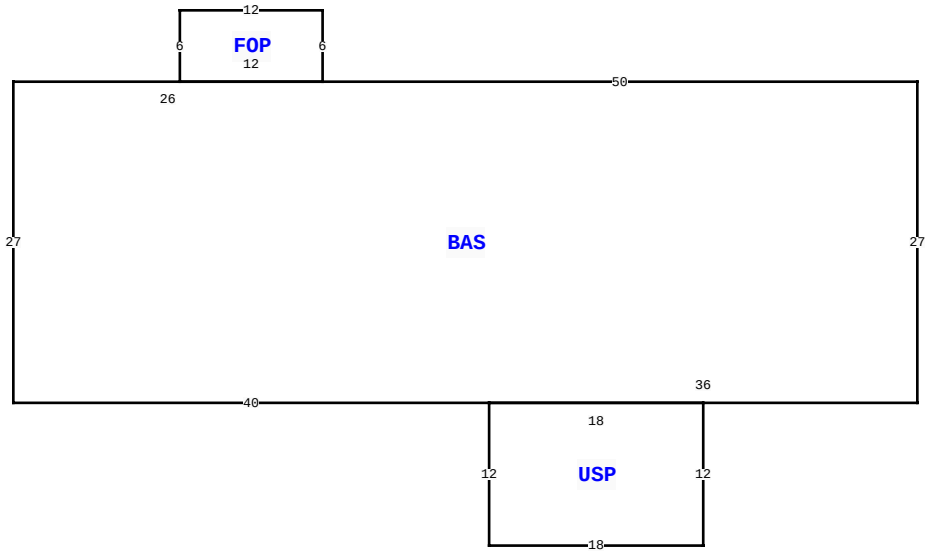
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	147,358
FOP	72	35		25	1,795
USP	216	35		76	5,457
TOTALS	2,340			2,153	154,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,153	118.8000	110.48	237,863	1999	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2026 Heated Area: 2052 HX Base Yr



523 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	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	0	3	24	72.00	UT	2.00	2.00	100	2004	2004	3	100	144	
3	0060	CARPORT F	0	0	18	30	540.00	UT	5.00	5.00	100	2007	2007	3	100	2,700	
4	0296	SHED METAL	0	0	10	12	120.00	UT	12.00	12.00	50	2007	2007	3	50	720	
5	0166	CONC,PAVMT	0	0	12	57	684.00	UT	2.00	2.00	100	2007	2007	3	100	1,368	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,611
TOTAL MARKET OB/XF VALUE	7,632
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	187,243
SOH/AGL Deduction	0
ASSESSED VALUE	187,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,243
TOTAL JUST VALUE	187,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052943	Roof Replacement	14,704	04/28/2025
21434	M H	411	01/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2014	5/30/2025	WD	Q	I	01	235,000
GRANTOR: RUBY JASSEN						
GRANTEE: COLINDRES EDDRAS JO						
1459/2338	2/15/2022	WD	Q	I	01	159,000
GRANTOR: KAVANAGH KATHRYN ANN						
GRANTEE: RUBY JASSEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FOP= N6 W12 S6 E12$ W26 S27 E40 USP= S12 E18 N12 W18$ E36 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,632

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 06/27/2025 BY TP Total Acres: 0.33 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS