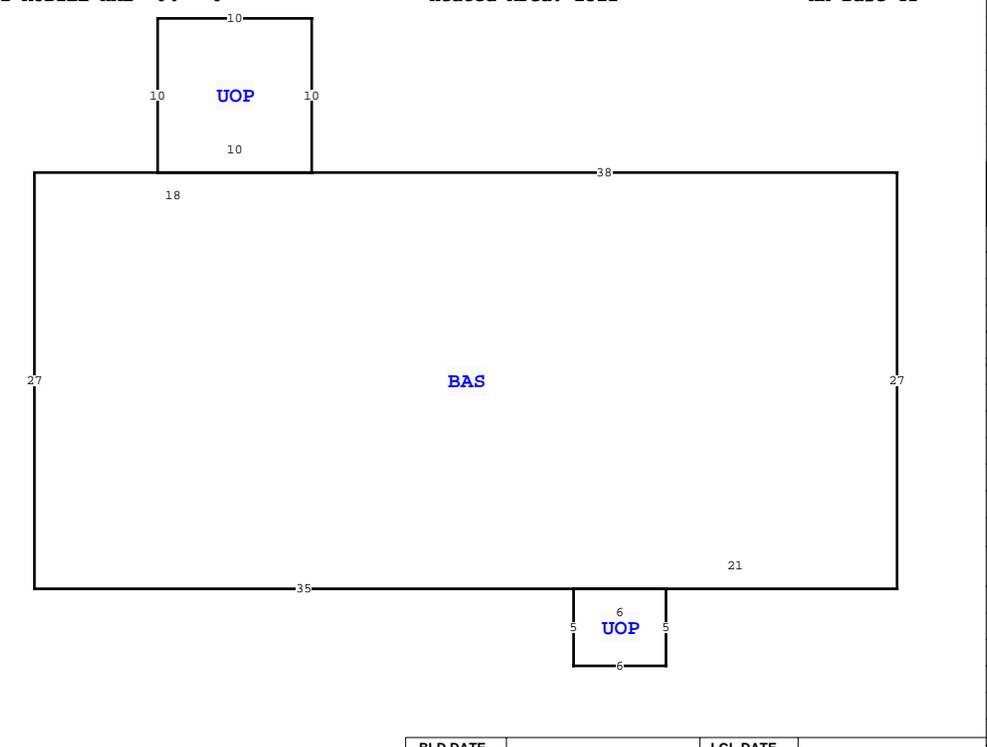


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,545	86.5640	51.94	80,247	2004	2004	0	0	57.00	43.00	



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	1,512	100		1,512	33,769
UOP	30	25		8	179
UOP	100	25		25	559
TOTALS	1,642			1,545	34,506

552 SW WHITETAIL CIR, LAKE CITY

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

EXTRA FEATURES																
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	1,101.00	UT	2.00	2.00	100	2004	2004	3	100	2,202	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			34,506
TOTAL MARKET OB/XF VALUE			3,402
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			62,908
SOH/AGL Deduction			0
ASSESSED VALUE			62,908
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			62,908
TOTAL JUST VALUE			62,908
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21964	M H	322	06/11/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2158	8/04/2022	WD	U	I	11	100

GRANTOR: CARAND INC  
GRANTEE: WELSH FAMILY REVOCA  
1432/1289 3/15/2021 LE P I 98 100  
GRANTOR: WELSH RANDALL J  
GRANTEE: WELSH RANDALL J

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W38 UOP= N10 W10 S10 E10\$ W18 S27 E35 UOP= S5 E6 N5 W6\$ E21 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							