LOT 34 DEER CREEK S/D PHASE 2.
626-272, TD 1019-2281, QC 1372-4

WELSH FAMILY REVOCABLE TRUST DATED JUNE 18, 2015
248 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2027

03-4S-16-02732-534

BUILDING CHARACTERISTICS

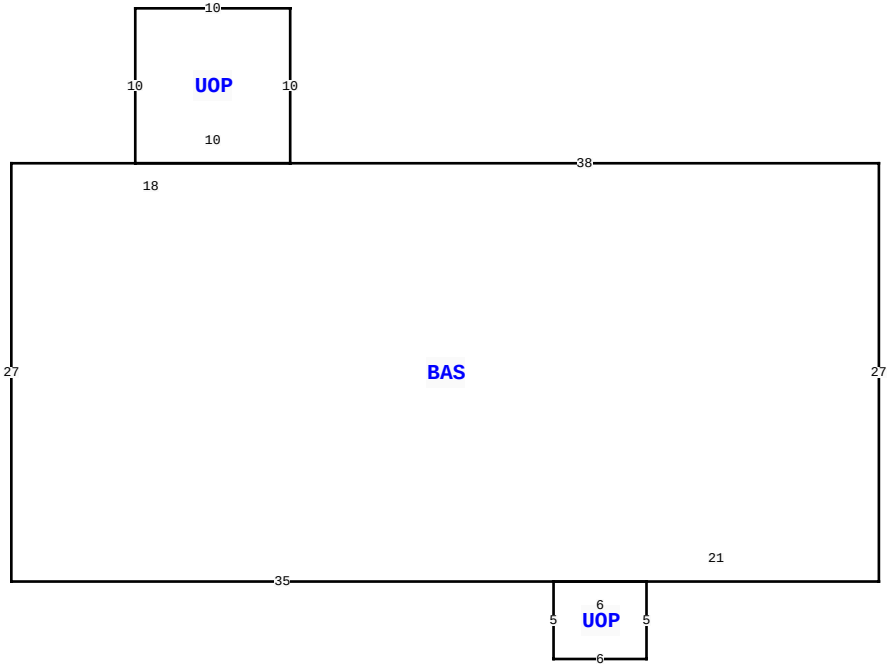
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,512	100		1,512	33,769
UOP	30	25		8	179
UOP	100	25		25	559
TOTALS	1,642			1,545	34,506

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	0	57.00	43.00

1 MOBILE HME 0% - 0 Heated Area: 1512 HX Base Yr



552 SW WHITETAIL CIR, LAKE CITY

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	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	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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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	62,908

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 3,402

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: 0.40 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS