LOT 35 DEER CREEK S/D PHASE 2.
626-272, 921-1510, 928-1921, WD

SCHMIDT RONALD JR
572 SW WHITETAIL CIR
LAKE CITY, FL 32024

**2027**

**03-4S-16-02732-535**

## BUILDING CHARACTERISTICS

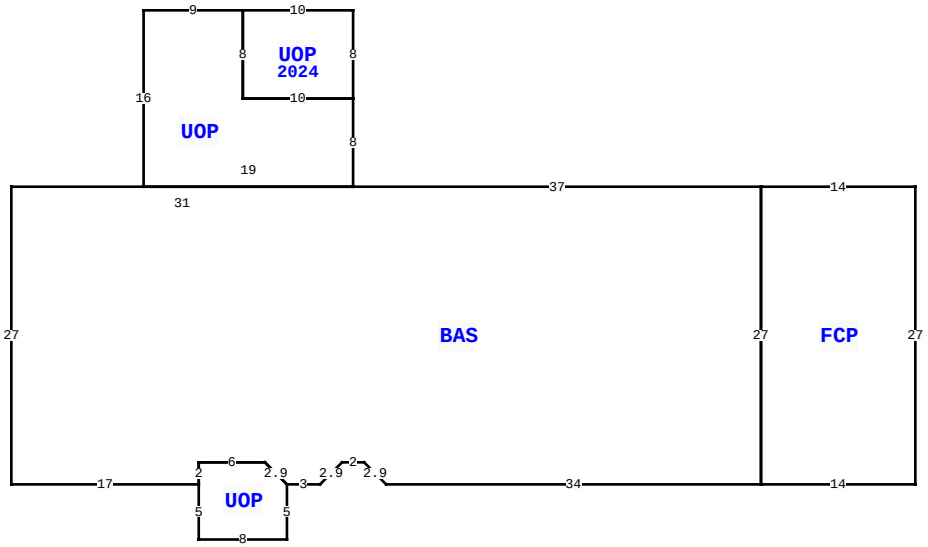
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| 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 | 1,814 | 100 | | 1,814 | 122,927 |
| FCP | 378 | 25 | | 94 | 6,370 |
| UOP | 54 | 25 | | 14 | 949 |
| UOP | 224 | 25 | | 56 | 3,795 |
| UOP | 80 | 25 | 2024 | 20 | 1,355 |
| TOTALS | 2,550 | | | 1,998 | 135,396 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,998 | 132.4800 | 123.21 | 246,174 | 2001 | 2001 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 2026 Heated Area: 1814 HX Base Yr




572 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 | 2001 | 2001 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 10 | 20 | 200.00 | UT | 5.50 | 5.50 | 100 | 2001 | 2001 | 3 | 100 | 1,100 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 3 | 50 | 150.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 225 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 12 | 61 | 732.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 1,098 | |
| 5 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 400 | |
| 6 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 2024 | 2023 | | 100 | 1,300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 135,396 |
| TOTAL MARKET OB/XF VALUE | 5,323 |
| TOTAL LAND VALUE - MARKET | 25,000 |
| TOTAL MARKET VALUE | 165,719 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 165,719 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 165,719 |
| TOTAL JUST VALUE | 165,719 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 167,169 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17855 | M H | 125 | 01/23/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1539/2167 | 5/08/2025 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (HICKS | | | | | | |
| GRANTEE: SCHMIDT RONALD JR | | | | | | |
| 1462/1545 | 3/18/2022 | WD | Q | I | 01 | 165,000 |
| GRANTOR: PISARRO NICHOLAS J & | | | | | | |
| GRANTEE: HICKS TRACY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W37 W31 S27 E17 N2 E6 D2R2 E3 U2R2 E2 D2R2 E34 N27 $
FCP=[ORIG=0,27] E14 N27 W14 S27 $
UOP=[ORIG=-37,0] N8 W10 N8 W9 S16 E19 $
UOP=[ORIG=-51,27] S5 E8 N5 U2L2 W6 S2 $
UOP=[YR=2024;ORIG=-47,-16] E10 S8 W10 N8 $
.

## LAND DESCRIPTION

TOTAL OB/XF 5,323

| 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 KS Total Acres: 0.38 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS