LOT 36 DEER CREEK S/D PHASE 2.
626-272, 885-795, PB 962-2234, W

GALLAWAY MARION
606 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-536

BUILDING CHARACTERISTICS

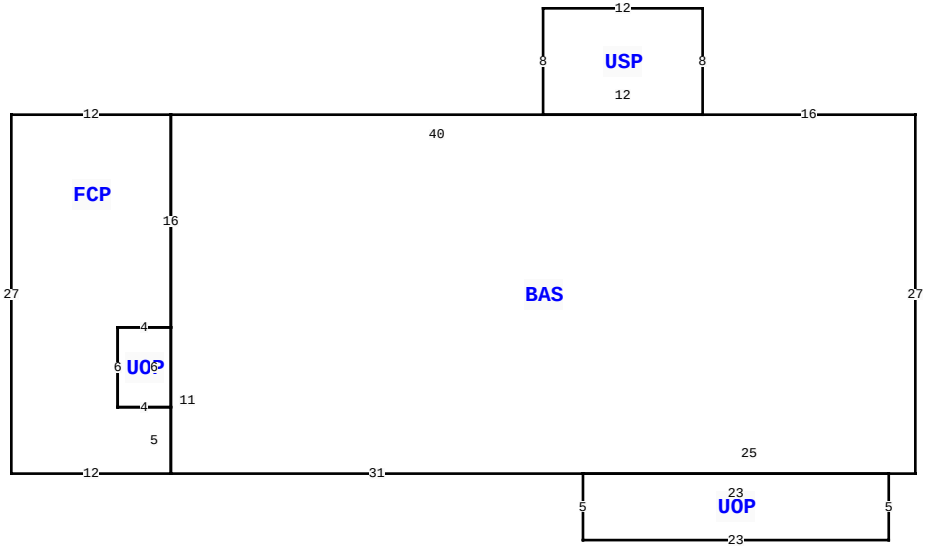
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,512	100		1,512	91,185
FCP	300	25		75	4,523
UOP	24	25		6	362
UOP	115	25		29	1,749
USP	96	35		34	2,050
TOTALS	2,047			1,656	99,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,656	117.9000	109.65	181,580	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1512 HX Base Yr



606 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	850.00	UT	1.50	1.50	100	1999	1999	3	100	1,275	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
4	0296	SHED METAL	0	0	12	12	144.00	UT	12.00	12.00	100	2007	2007	3	100	1,728	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
7	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	99,869
TOTAL MARKET OB/XF VALUE	6,053
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	130,922
SOH/AGL Deduction	0
ASSESSED VALUE	130,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,922
TOTAL JUST VALUE	130,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1097	9/09/2026	WD	Q	I	01	200,000
GRANTOR: TURNER JACQUELYN L						
GRANTEE: GALLAWAY MARION						
1562/595	3/04/2026	QC	U	I	11	0
GRANTOR: MCCORMACK TERRIE M						
GRANTEE: TURNER JACQUELYN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 USP= N8 W12 S8 E12$ W40 FCP= W12 S27 E12 N5 W4 N6 E4 N16$ S16 UOP= W4 S6 E4 N6$ S11 E31 UOP= S5 E23 N5 W23$ E25 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,053

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