LOT 43 DEER CREEK S/D PHASE 2.
626-272, 889-2443, CT 1180-1784,

CLEMONS MALINDA T
684 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-543

BUILDING CHARACTERISTICS

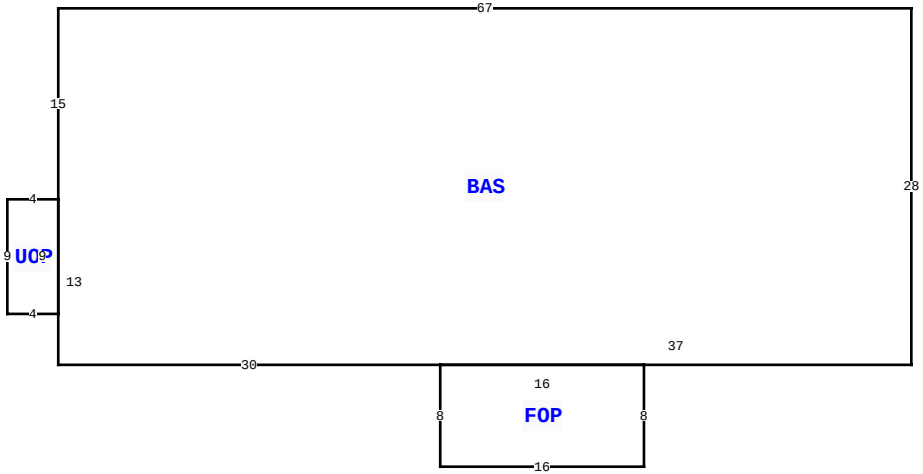
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,876	100		1,876	127,902
FOP	128	35		45	3,068
UOP	36	25		9	614
TOTALS	2,040			1,930	131,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,930	133.2850	123.96	239,243	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2011 Heated Area: 1876 HX Base Yr 2011



684 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,070.00	UT	1.50	1.50	100	1999	1999	3	100	1,605	
3	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	70	2007	2007	3	70	2,419	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,584
TOTAL MARKET OB/XF VALUE		11,024
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		167,608
SOH/AGL Deduction		81,952
ASSESSED VALUE		85,656
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,245
TOTAL JUST VALUE		167,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049494	Additions	54,412	03/25/2024
000048441	Electrical Servic	0	10/18/2023
000048004	Roof Replacement	5,000	08/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/2166	5/13/2010	WD	Q	I	01	95,300
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: DANIEL & MALINDA CL						
1186/2571	12/29/2009	WD	U	I	12	57,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S15 UOP= W4 S9 E4 N9$ S13 E30 FOP= S8 E16 N8 W16$ E37 N28$.

LAND DESCRIPTION

TOTAL OB/XF 11,024

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	100		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 03/20/2026 BY robin Total Acres: 0.34 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS