LOTS 52 & 53 DEER CREEK S/D. PHA
WD 1040-603, WD 1173-205, WD 130

PARRISH LUANN B
429 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-552

BUILDING CHARACTERISTICS

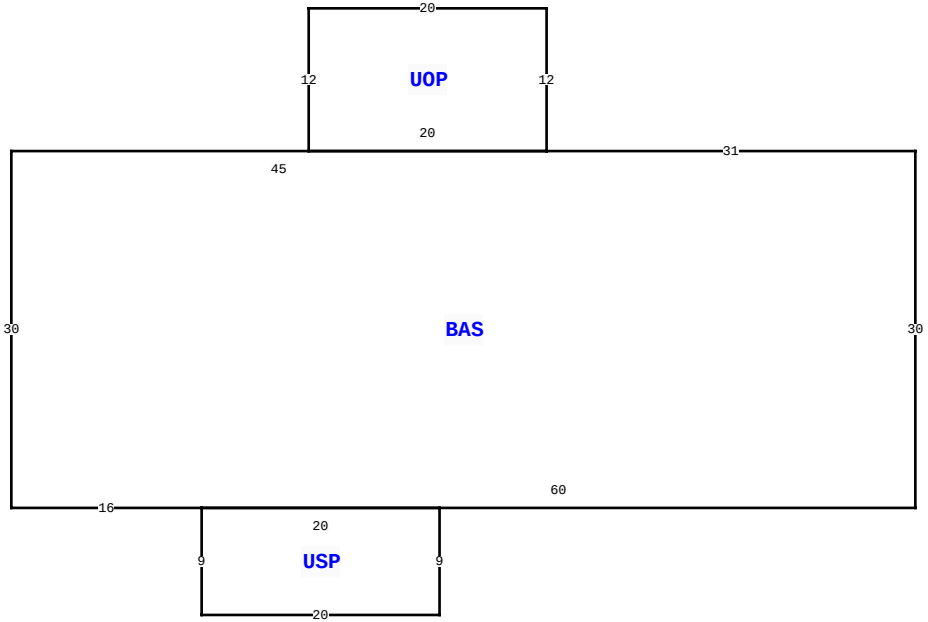
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,280	100		2,280	140,082
UOP	240	25		60	3,686
USP	180	35		63	3,871
TOTALS	2,700			2,403	147,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,403	113.9000	105.93	254,550	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 0 Heated Area: 2280 HX Base Yr



429 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	100	0	0	694.00	UT	2.50	2.50	100	2009	2009	3	100	1,735	
2	0210	GARAGE U	0	100	30	40	1,200.00	UT	11.00	11.00	100	2009	2009	3	100	13,200	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,639
TOTAL MARKET OB/XF VALUE		19,035
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		208,674
SOH/AGL Deduction		73,767
ASSESSED VALUE		134,907
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		33,496
TOTAL JUST VALUE		208,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052236	Roof Replacement	17,800	02/03/2025
27554	M H	609	01/05/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1605	8/25/2015	WD	U	I	11	100
GRANTOR: JOAN M BENNETT						
GRANTEE: JOAN M BENNETT & LU						
1173/0205	5/11/2009	WD	Q	I	01	164,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: JOAN M BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N12 W20 S12 E20$ W45 S30 E16 USP= S9 E20 N9 W20$ E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 19,035

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	0.75	28,000.00	21,000.00	21,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.75	28,000.00	21,000.00	21,000							

REVIEW DATE 03/10/2025 BY jerry Total Acres: 0.86 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS