

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM			06
NEIGHBORHOOD/LOC	3416.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
USP	112	35	
TOTALS	2,468		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	-	2016						
Heated Area: 2356						HX Base Yr 2016					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>31</p> <p>BAS</p> <p>65</p> <p>11</p> <p>14</p> <p>USP</p> <p>8</p> <p>14</p> </div>											
403 SW WHITETAIL CIR, LAKE CITY											
BLD DATE			LGL DATE			05/09/2025			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		193,783	
TOTAL MARKET OB/XF VALUE		11,648	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		255,431	
SOH/AGL Deduction		119,791	
ASSESSED VALUE		135,640	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		84,229	
TOTAL JUST VALUE		255,431	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31095	M H	516	05/31/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1254/2422	4/22/2013	WD Q	V	03		40,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: JEFFERY T & DAFFANY						
1040/0603	3/07/2005	WD Q	V	02		272,000
GRANTOR: MUSGROVE						
GRANTEE: FREEDOM MOBILE HOME						

EXTRA FEATURES																
L N	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	0	2,924.00	2.00	100	2013	2013	3	100	5,848	
2	0296	SHED METAL	0	100	0	0	0	1.00	0.00	100	2014	2014	3	100	2,800	
3	9947	Septic	0	100	0	0	0	1.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	50,000							

BUILDING NOTES	
BAS=[ORIG=0,0] W76 S31 E11 E65 N31 \$	
USP=[ORIG=-65,31] S8 E14 N8 W14 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W76 S31 E11 E65 N31 \$	
USP=[ORIG=-65,31] S8 E14 N8 W14 \$	