LOTS 54 & 55 DEER CREEK S/D PHAS
WD 1040-603 & WD 1254-2422

JONES JEFFERY T/JONES DAFFANY
403 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-555

BUILDING CHARACTERISTICS

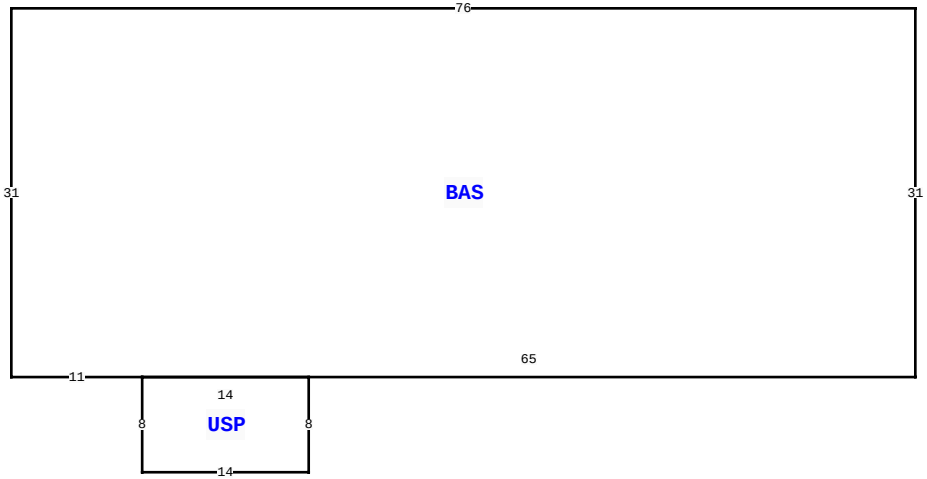
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,356	100		2,356	184,683
USP	112	35		39	3,057
TOTALS	2,468			2,395	187,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,395	113.9000	105.93	253,702	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2016 Heated Area: 2356 HX Base Yr 2016



403 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	2,924.00	UT	2.00	2.00	100	2013	2013	3	100	5,848	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,739
TOTAL MARKET OB/XF VALUE		11,648
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		249,387
SOH/AGL Deduction		109,678
ASSESSED VALUE		139,709
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,298
TOTAL JUST VALUE		249,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,408

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 11,648

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	2.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	50,000							

REVIEW DATE 09/18/2023 BY JB Total Acres: 1.24 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS