

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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
BAS	968	100	2024
TOTALS	968		968
			105,423

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	2	100% - 2024		Heated Area: 968					HX Base Yr	2024													
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/09/2025	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			105,423
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			133,423
SOH/AGL Deduction			0
ASSESSED VALUE			133,423
TOTAL EXEMPTION VALUE	HX HB 13		133,423
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			133,423
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046890	Mobile Home		04/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/55	6/16/2023	WD	Q	I	01	191,400
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: CHACE WILLIAM						
1308/0954	1/07/2016	WD	U	V	11	100
GRANTOR: IRONWOOD HOMES OF LAK						
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
391 SW WHITETAIL CIR, LAKE CITY																
TOTALS 968 968 105,423																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=20,7] E44 S22 W44 N22 \$

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	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000								