LOT 56 DEER CREEK S/D PHASE 3.
WD 1040-619, WD 1308-954, WD 149

CHACE WILLIAM/CHACE BETTY
391 SW WHITETAIL CIR
LAKE CITY, FL 32024

**2027**

**03-4S-16-02732-556**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 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 |

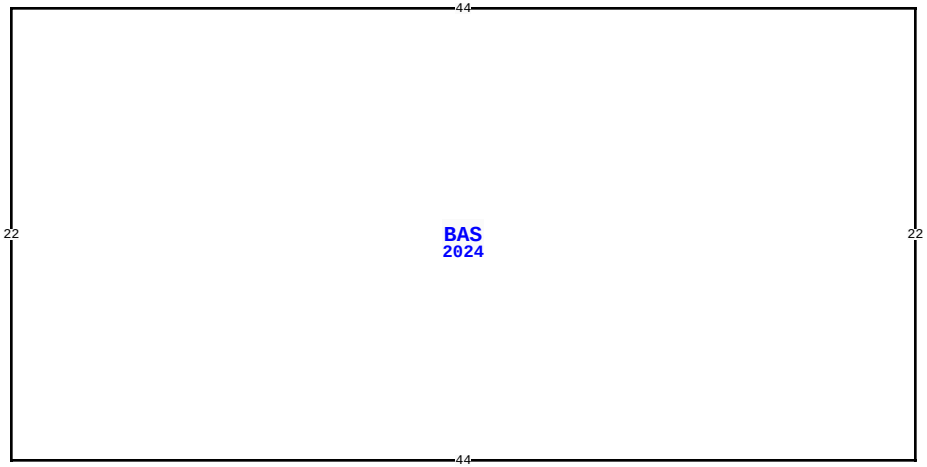
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3416.0200 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 968 | 100 | 2024 | 968 | 100,199 |
| TOTALS | 968 | | | 968 | 100,199 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 968 | 113.5000 | 108.96 | 105,473 | 2022 | 2022 | 0 | 0 | 0 | 5.00 | 95.00 |

1 MANUF 2 100% - 2024 Heated Area: 968 HX Base Yr 2024




391 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 100,199 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 128,199 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 128,199 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 128,199 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 128,199 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 129,248 |

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

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 28,000.00 | 28,000.00 | 28,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 09/18/2023 BY JB Total Acres: 0.58 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS