LOT 58 DEER CREEK S/D PHASE 3.
WD 1040-619, WD 1181-1437, LE 12

WELSH FAMILY REVOCABLE TRUST DATED JUNE 18, 2015
248 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2027

03-4S-16-02732-558

BUILDING CHARACTERISTICS

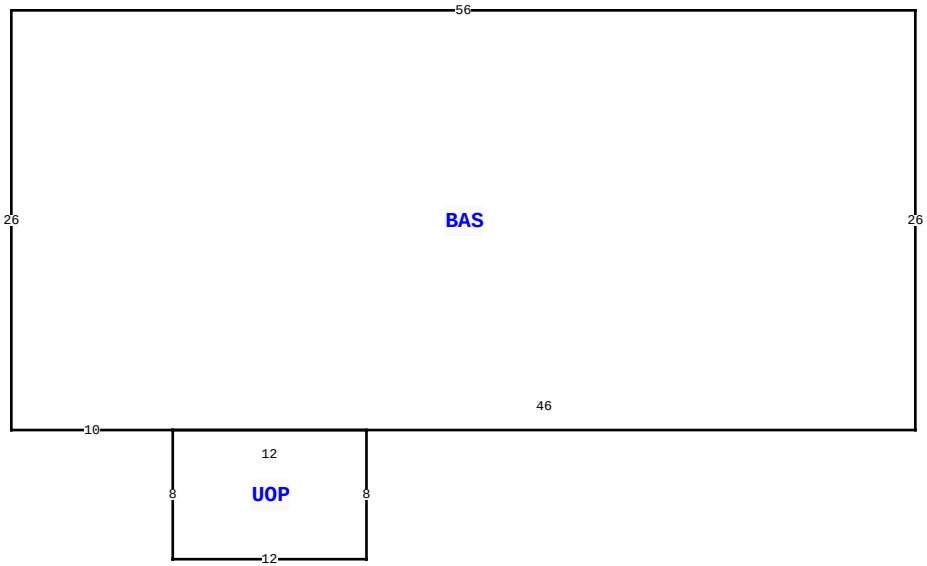
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	1,456	100		1,456	104,738
UOP	96	25		24	1,726
TOTALS	1,552			1,480	106,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,480	119.0000	110.67	163,792	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2026 Heated Area: 1456 HX Base Yr 2026



365 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	0296	SHED METAL	0	100	8	10	80.00	UT	10.00	10.00	100	2009	2009	3	100	800	
2	0166	CONC,PAVMT	0	100	0	0	1,144.00	UT	2.25	2.25	100	2009	2009	3	100	2,574	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
6	0081	DECKING WI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,465
TOTAL MARKET OB/XF VALUE		10,474
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		141,939
SOH/AGL Deduction		18,581
ASSESSED VALUE		123,358
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,947
TOTAL JUST VALUE		141,939
NCON VALUE		1,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052422	Roof Replacement	7,600	02/24/2025
28069	M H	423	09/10/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/805	7/09/2026	WD	Q	I	01	185,000
GRANTOR: SELLERS NINA Y						
GRANTEE: WELSH FAMILY REVOCA						
1532/1532	1/31/2025	WD	Q	I	01	225,000
GRANTOR: ISGETTE ELIZABETH A						
GRANTEE: SELLERS NINA Y (ENH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E10 UOP= S8 E12 N8 W12$ E46 N26$.

LAND DESCRIPTION

TOTAL OB/XF 10,474

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	25,000.00	25,000.00	25,000							

REVIEW DATE 10/21/2026 BY TP Total Acres: 0.37 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS