LOT 59 DEER CREEK S/D PHASE 3.
WD 1040-619, WD 1255-2297, DC 12

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

2027

03-4S-16-02732-559

BUILDING CHARACTERISTICS

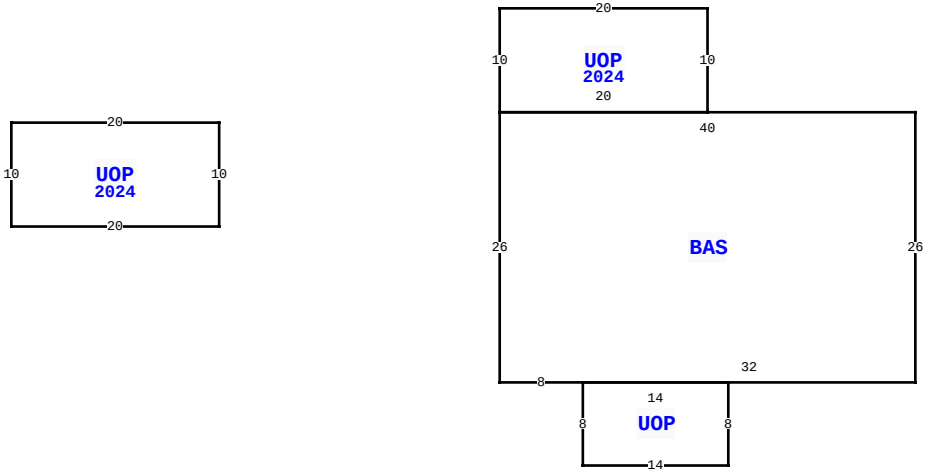
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
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	1,040	100		1,040	38,891
UOP	112	25		28	1,047
UOP	200	25	2024	50	1,870
UOP	200	25	2024	50	1,870
TOTALS	1,552			1,168	43,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,168	97.3845	58.43	68,246	2013	2013	0	0	10	26.00	64.00

1 MOBILE HME 0% - 0 Heated Area: 1040 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

347 SW WHITETAIL CIR, LAKE CITY

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	0	0	0	444.00	UT	2.00	2.00	100	2013	2013	3	100	888	
2	0060	CARPORT F	0	0	18	20	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,260	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	700.00	700.00	100	2024	2023		100	700	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
6	0081	DECKING WI	0	0	10	20	1.00	UT	1,400.00	1,400.00	100	2024	2023		100	1,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	43,677
TOTAL MARKET OB/XF VALUE	8,048
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	76,725
SOH/AGL Deduction	0
ASSESSED VALUE	76,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,725
TOTAL JUST VALUE	76,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31132	M H	492	06/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2152	8/24/2022	WD	U	I	11	100
GRANTOR: CARAND INC						
GRANTEE: WELSH FAMILY REVOCA						
1432/1295	1/28/2021	LE	P	I	98	100
GRANTOR: WELSH RANDALL J						
GRANTEE: WELSH RANDALL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S26 E8 E32 N26 $
UOP=[YR=2024;ORIG=-87,1] E20 S10 W20 N10 $
UOP=[ORIG=-32,26] S8 E14 N8 W14 $
UOP=[YR=2024;ORIG=-40,-10] E20 S10 W20 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,048

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	0		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 09/18/2023 BY KS Total Acres: 0.34 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS