LOT 61 DEER CREEK S/D PHASE 3.

WD 1040-619, WD 1100-2757, QC 11

COLBERT BRUCE LAVAN
309 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-561

BUILDING CHARACTERISTICS

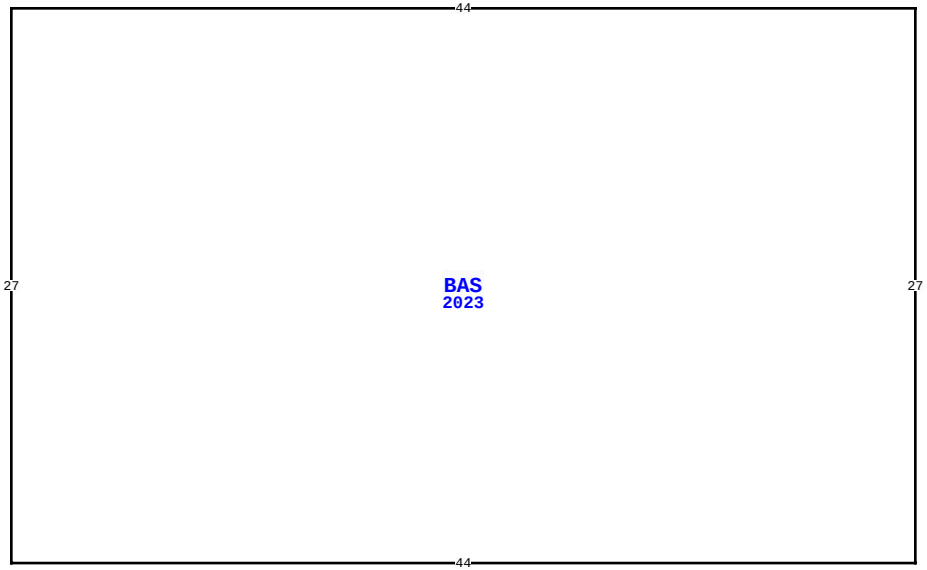
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,188	100	2023	1,188	121,889
TOTALS	1,188			1,188	121,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,188	112.5000	108.00	128,304	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2024 Heated Area: 1188 HX Base Yr 2024



309 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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		121,889
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		149,389
SOH/AGL Deduction		0
ASSESSED VALUE		149,389
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,978
TOTAL JUST VALUE		149,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043420	Mobile Home		02/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/837	2/10/2023	WD	Q	I	01	168,900
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: COLBERT BRUCE LAVAN						
1156/0412	8/06/2008	WD	Q	V	01	100
GRANTOR: PATRICIA L WRIN- SURV						
GRANTEE: IRONWOOD HOME OF LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,22] E44 S27 W44 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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 09/18/2023 BY KS Total Acres: 0.35 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS