LOT 62 DEER CREEK S/D PHASE 3.
WD 1040-619, WD 1146-2233, QC 11

MUDD DYLAN
281 SW WHITETAIL CIR
LAKE CITY, FL 32025

2027

03-4S-16-02732-562

BUILDING CHARACTERISTICS

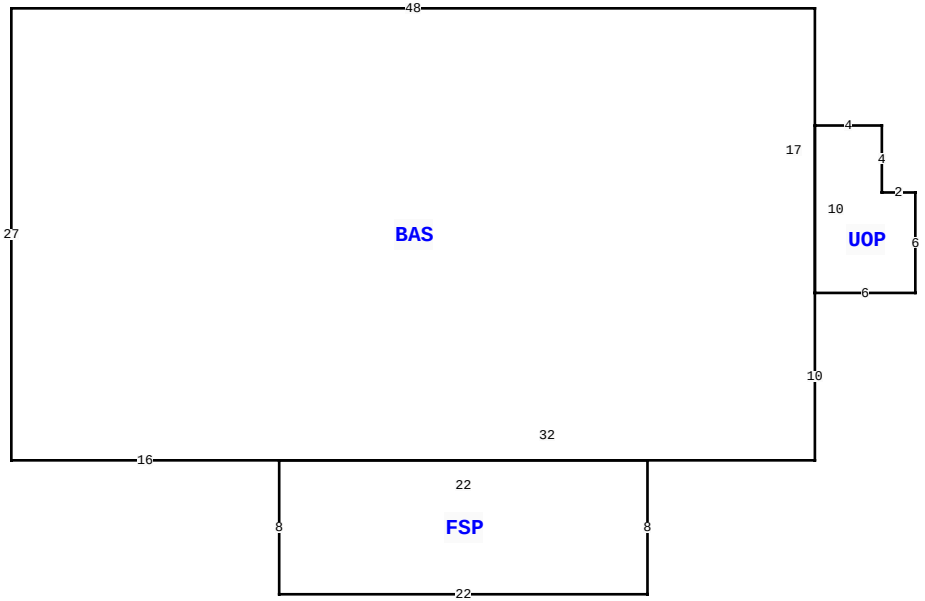
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,296	100		1,296	75,507
FSP	176	40		70	4,078
UOP	52	25		13	757
TOTALS	1,524			1,379	80,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,379	113.9000	105.93	146,077	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1296 HX Base Yr



281 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	0	80	12	960.00	UT	3.00	3.00	100	2006	2006	3	100	2,880	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	80,342
TOTAL MARKET OB/XF VALUE	11,080
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	119,422
SOH/AGL Deduction	0
ASSESSED VALUE	119,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,422
TOTAL JUST VALUE	119,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1690	3/21/2022	QC	U	I	11	100
GRANTOR: MUDD DYLAN R						
GRANTEE: MUDD DYLAN						
1351/0287	1/03/2018	WD	Q	I	01	84,000
GRANTOR: PATRICIA WRIN TRUSTEE						
GRANTEE: DYLAN R MUDD & RALY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E16 FSP= S8 E22 N8 W22$ E32 N10 UOP= E6 N6 W2 N4 W4 S10$ N17$.

LAND DESCRIPTION

TOTAL OB/XF 11,080

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	28,000.00	28,000.00	28,000							

REVIEW DATE 09/18/2023 BY JB Total Acres: 0.47 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS