LOTS 64 & 65 DEER CREEK S/D PHAS
WD 1040-619, WD 1099-1970, WD 12

KULIS JAMES P/KULIS TERRIE L
137 SW HUCKLEBERRY CT
LAKE CITY, FL 32024

2027

03-4S-16-02732-564

BUILDING CHARACTERISTICS

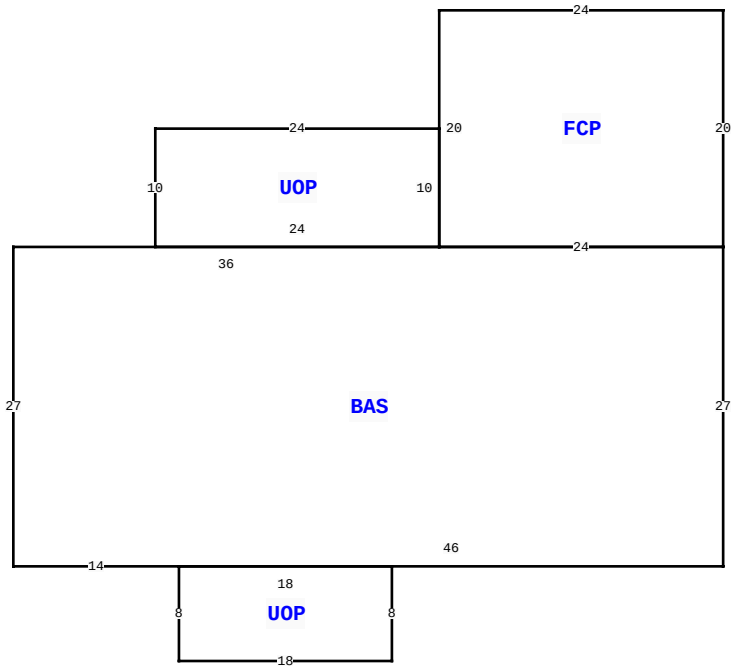
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,620	100		1,620	112,444
FCP	480	25		120	8,329
UOP	144	25		36	2,499
UOP	240	25		60	4,165
TOTALS	2,484			1,836	127,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,836	135.7000	126.20	231,703	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1620 HX Base Yr 2023



137 SW HUCKLEBERRY CT, 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	1,884.00	UT	2.50	2.50	100	2007	2007	3	100	4,710	
2	0296	SHED METAL	0	100	31	24	744.00	UT	9.00	9.00	100	2013	2013	3	100	6,696	
3	0166	CONC,PAVMT	0	100	0	0	1,704.00	UT	2.00	2.00	100	2013	2013	3	100	3,408	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		127,437
TOTAL MARKET OB/XF VALUE		17,914
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		187,351
SOH/AGL Deduction		62,462
ASSESSED VALUE		124,889
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,478
TOTAL JUST VALUE		187,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24990	M H	300	09/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1479/321	11/07/2022	WD	Q	I	01	215,000
GRANTOR: THE JULIE M NORRIS LI						
GRANTEE: KULIS JAMES P						
1332/1000	3/03/2017	WD	Q	I	01	125,000
GRANTOR: KENNETH WHITEHURST &						
GRANTEE: JULIE M NORRIS TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N10 W24 S10 E24$ W36 S27 E14 UOP= S8 E18 N8 W18$ E46 N27$ FCP= N20 W24 S20 E24$.

LAND DESCRIPTION

TOTAL OB/XF 17,914

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	0.75	28,000.00	21,000.00	21,000							
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.75	28,000.00	21,000.00	21,000							

REVIEW DATE 09/18/2023 BY JB Total Acres: 0.84 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/16/2026 BY SYS