LOT 68 DEER CREEK S/D PHASE 3
WD 1040-619, WD 1065-2089, CT 12

EVANS KIMBERLY A/FULLER JOSHUA
174 SW HUCKLEBERRY CT
LAKE CITY, FL 32024

2027

03-4S-16-02732-568

BUILDING CHARACTERISTICS

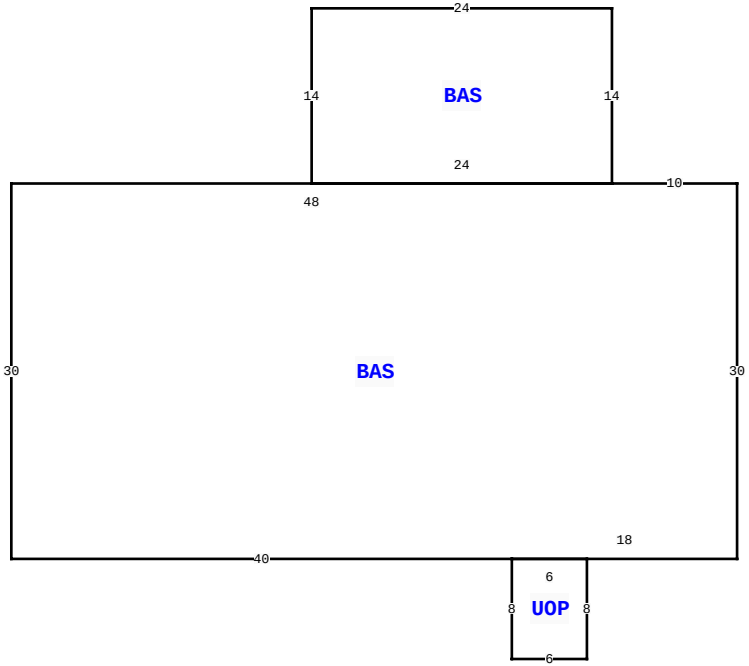
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	336	100		336	27,305
BAS	1,740	100		1,740	141,398
UOP	48	25		12	975
TOTALS	2,124			2,088	169,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,088	126.2800	125.02	261,042	2006	2010	0	0	0	35.00	65.00

1 MANUF 3 100% - 2023 Heated Area: 2076 HX Base Yr 2023



174 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	1,530.00	UT	2.00	2.00	100	2006	2006	3	100	3,060	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,677
TOTAL MARKET OB/XF VALUE		3,460
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		198,137
SOH/AGL Deduction		0
ASSESSED VALUE		198,137
TOTAL EXEMPTION VALUE	SX HX HB WX	106,411
BASE TAXABLE VALUE		91,726
TOTAL JUST VALUE		198,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052576	Roof Replacement	10,750	03/13/2025
23969	M H	482	12/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/653	11/30/2022	WD	Q	I	01	205,000
GRANTOR: GRINSTEAD CHRISTOPHER						
GRANTEE: EVANS KIMBERLY A						
1460/74	1/25/2022	WD	Q	I	01	189,900
GRANTOR: HUCKLEBERRY CT SW LAN						
GRANTEE: GRINSTEAD CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N14 W24 S14 E24$ W48 S30 E40 UOP= S8 E6 N8 W6$E18 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,460

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 JB Total Acres: 0.38 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS