LOT 71 DEER CREEK S/D PHASE 3

WD 1040-619, WD 1079-310, CT 139

BAKER TIMOTHY L/BAKER LANA A
358 SW WHITETAIL CIR
LAKE CITY, FL 32024

**2027**

**03-4S-16-02732-571**

## BUILDING CHARACTERISTICS

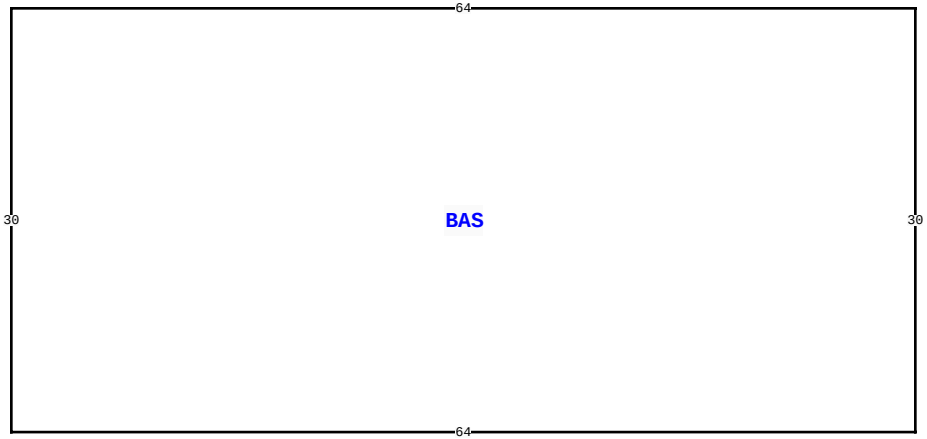
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 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 | 1,920 | 100 | | 1,920 | 113,922 |
| TOTALS | 1,920 | | | 1,920 | 113,922 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,920 | 116.0000 | 107.88 | 207,130 | 2006 | 2006 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 2021 Heated Area: 1920 HX Base Yr




358 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,098.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 2,745 | |
| 3 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 113,922 |
| TOTAL MARKET OB/XF VALUE | 5,545 |
| TOTAL LAND VALUE - MARKET | 25,000 |
| TOTAL MARKET VALUE | 144,467 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 144,467 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 144,467 |
| TOTAL JUST VALUE | 144,467 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 145,691 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046436 | Solar Power Syste | 51,430 | 02/02/2023 |
| 23369 | M H | 0 | 07/11/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1524/1201 | 9/23/2024 | WD | U | I | 11 | 100 |
| GRANTOR: BAKER TIMOTHY L | | | | | | |
| GRANTEE: BAKER TIMOTHY L | | | | | | |
| 1411/1094 | 5/11/2020 | WD | U | I | 18 | 85,100 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: TIMOTHY L BAKER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W64 S30 E64 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 5,545

| 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 JB Total Acres: 0.33 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS