LOT 73 DEER CREEK S/D PHASE 3.
WD 1021-2686, WD 1197-1506, WD 1

INFANTE NATALIE/INFANTE CHRISTOPHER EDWARD SR
412 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-573

BUILDING CHARACTERISTICS

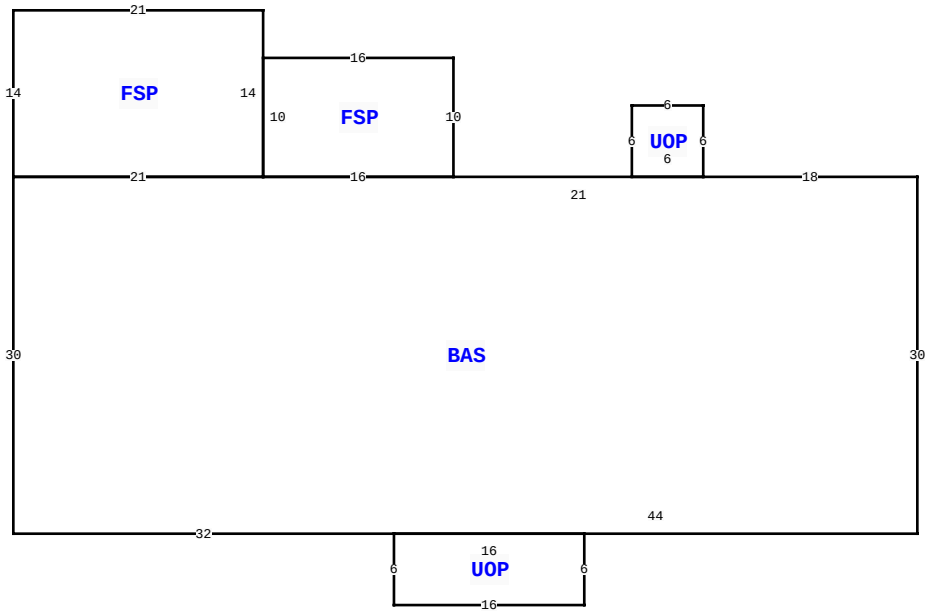
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	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	2,280	100		2,280	146,116
FSP	160	40		64	4,101
FSP	294	40		118	7,562
UOP	36	25		9	577
UOP	96	25		24	1,538
TOTALS	2,866			2,495	159,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,495	125.2900	116.52	290,717	2005	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 2280 HX Base Yr



412 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	0294	SHED WOOD/	0	0	12	24	288.00	UT	5.00	5.00	100	2004	2004	3	100	1,440	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0166	CONC,PAVMT	0	0	12	140	1,680.00	UT	3.00	3.00	100	2007	2007	3	100	5,040	
4	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	159,894
TOTAL MARKET OB/XF VALUE	10,780
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	195,674
SOH/AGL Deduction	0
ASSESSED VALUE	195,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,674
TOTAL JUST VALUE	195,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22327	M H	268	09/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/297	5/19/2021	WD	Q	I	01	166,000
GRANTOR: THE DAVIS FAMILY TRUS						
GRANTEE: INFANTE NATALIE						
1378/0194	1/31/2019	WD	U	I	11	100
GRANTOR: JAMES M & VERONICA A						
GRANTEE: J M& V A DAVIS AS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 W21 W16 W21 S30 E32 E44 N30 $
FSP=[ORIG=-55,0] N14 W21 S14 E21 $
FSP=[ORIG=-39,0] N10 W16 S10 E16 $
UOP=[ORIG=-44,30] S6 E16 N6 W16 $
UOP=[ORIG=-18,0] N6 W6 S6 E6 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,780

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