LOT 74 DEER CREEK S/D PHASE 3

WD 1040-603, WD 1528-1978, WD 15

SMITH SHIRLEY E
442 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-574

BUILDING CHARACTERISTICS

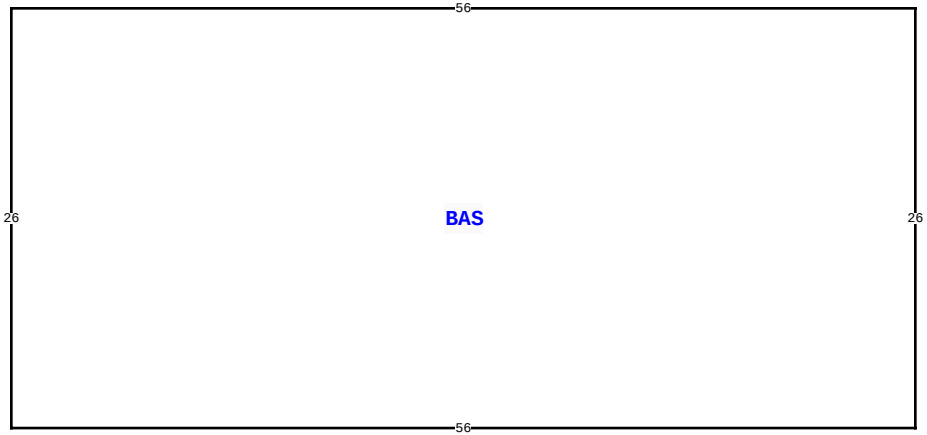
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	0201	MODULAR 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	1,456	100		1,456	70,022
TOTALS	1,456			1,456	70,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,456	93.0240	87.44	127,313	2007	2007	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2025 Heated Area: 1456 HX Base Yr 2025



442 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	100	0	0	1,012.00	UT	3.00	3.00	100	2007	2007	3	100	3,036	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
4	0030	BARN,MT	0	100	20	24	1.00	UT	7,200.00	7,200.00	100	2024	2023		100	7,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		70,022
TOTAL MARKET OB/XF VALUE		12,736
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		107,758
SOH/AGL Deduction		0
ASSESSED VALUE		107,758
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		1,347
TOTAL JUST VALUE		107,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25299	SFR	300	12/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1984	11/26/2024	WD	Q	I	01	130,000
GRANTOR: STARS & STRIPS MOBILE						
GRANTEE: SMITH SHIRLEY E						
1528/1978	11/26/2024	WD	U	I	11	100
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: STARS & STRIPS MOBI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

LAND DESCRIPTION

TOTAL OB/XF 12,736

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	0201	C	MOD HOME	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 12/18/2024 BY ME Total Acres: 0.33 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS