LOT 75 DEER CREEK S/D PHASE 3
WD 1029-2215, WD 1119-517

FOLSOM HOWELL L/FOLSOM RUTH ANN
472 SW WHITETAIL CIR
LAKE CITY, FL 32024

2027

03-4S-16-02732-575

BUILDING CHARACTERISTICS

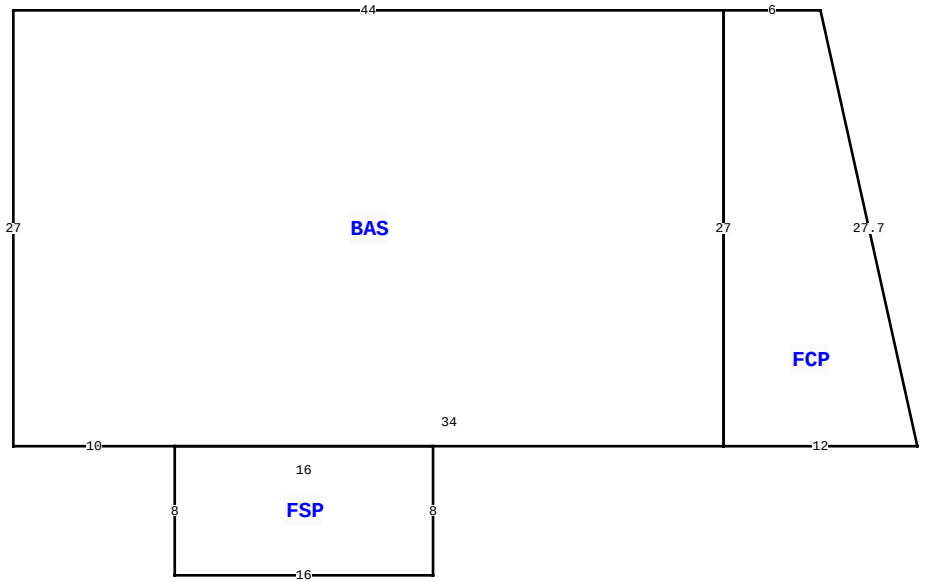
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,188	100		1,188	69,215
FCP	243	25		61	3,554
FSP	128	40		51	2,971
TOTALS	1,559			1,300	75,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,300	113.9000	105.93	137,709	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1188 HX Base Yr 2008



472 SW WHITETAIL CIR, LAKE CITY

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,740
TOTAL MARKET OB/XF VALUE	5,206
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	105,946
SOH/AGL Deduction	42,277
ASSESSED VALUE	63,669
TOTAL EXEMPTION VALUE	HX HB VX 43,669
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	105,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044086	Roof Replacement	5,713	04/01/2022
22487	M H	447	11/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1119/0517	5/10/2007	WD	Q	I		84,000
GRANTOR: ELWOOD N MOSS						
GRANTEE: HOWELL & RUTH ANN F						
1029/2215	10/05/2004	WD	Q	V	01	17,857
GRANTOR: CLYDE B MUSGROVE						
GRANTEE: ELWOOD N MOSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E10 FSP= S8 E16 N8 W16$ E34 FCP= E12 U27 L6 W6 S27$ N27$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
2	0166	CONC,PAVMT	0	100	12	66	792.00	UT	3.00	3.00	100	2007	2007	3	100	2,376	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,800	
4	0166	CONC,PAVMT	0	100	0	0	260.00	UT	3.00	3.00	100	2007	2007	3	100	780	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,206

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