LOT 77 DEER CREEK S/D PHASE 3

WD 1040-603 & WD 1222-2212

MCCORMACK JAMES E/MCCORMACK STACY L
516 SW WHITETAIL CIR
LAKE CITY, FL 32024

2026

03-4S-16-02732-577

COLUMBIA COUNTY PROPERTY

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	03	03 100
Quality	06	06

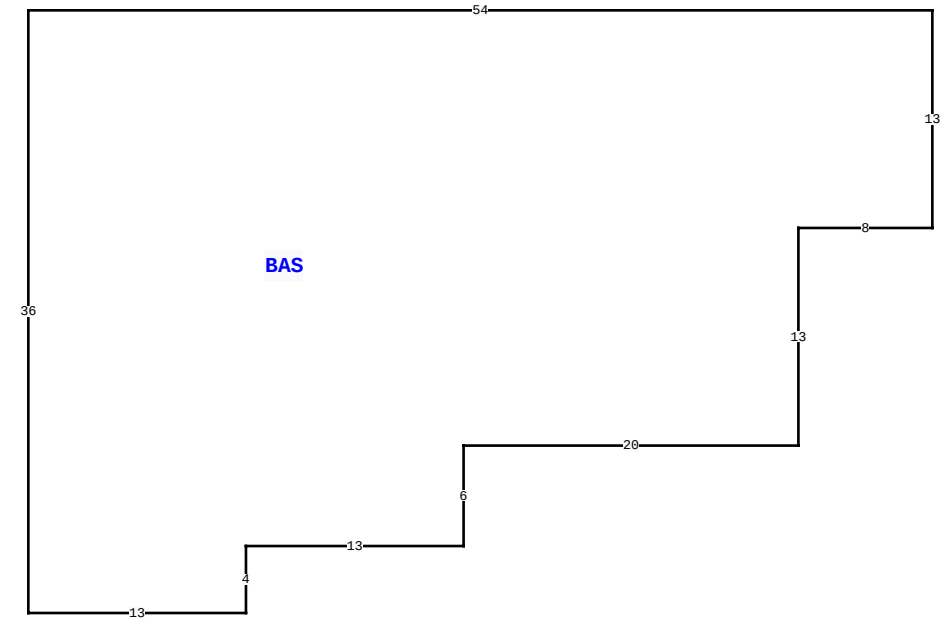
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	89,185
TOTALS	1,508			1,508	89,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,508	113.1900	107.53	162,155	2007	2007	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2012 Heated Area: 1508 HX Base Yr 2012



516 SW WHITETAIL CIR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		89,185
TOTAL MARKET OB/XF VALUE		14,351
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		128,536
SOH/AGL Deduction		17,296
ASSESSED VALUE		111,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,829
TOTAL JUST VALUE		128,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25298	SFR	300	12/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1222/2212	10/07/2011	WD	Q	I	01	128,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: JAMES E & STACY L M						
1040/0603	3/07/2005	WD	Q	V	02	272,000
GRANTOR: MUSGROVE						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S36 E13 N4 E13 N6 E20 N13 E8 N13$.

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	1,668.00	UT	3.00	3.00	70	2007	2007	3	70	3,503	
2	0210	GARAGE U	0	100	24	22	528.00	UT	16.00	16.00	100	2007	2007	3	100	8,448	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 14,351

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 09/18/2023 BY JB Total Acres: 0.33 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/12/2026 BY SYS