

LOT 43 DEER CREEK S/D PHASE 2.  
626-272, 889-2443, CT 1180-1784,

CLEMONS DANIEL E/CLEMONS MALINDA T  
684 SW WHITETAIL CIR  
LAKE CITY, FL 32024

2024

03-4S-16-02732-543



| 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 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         |

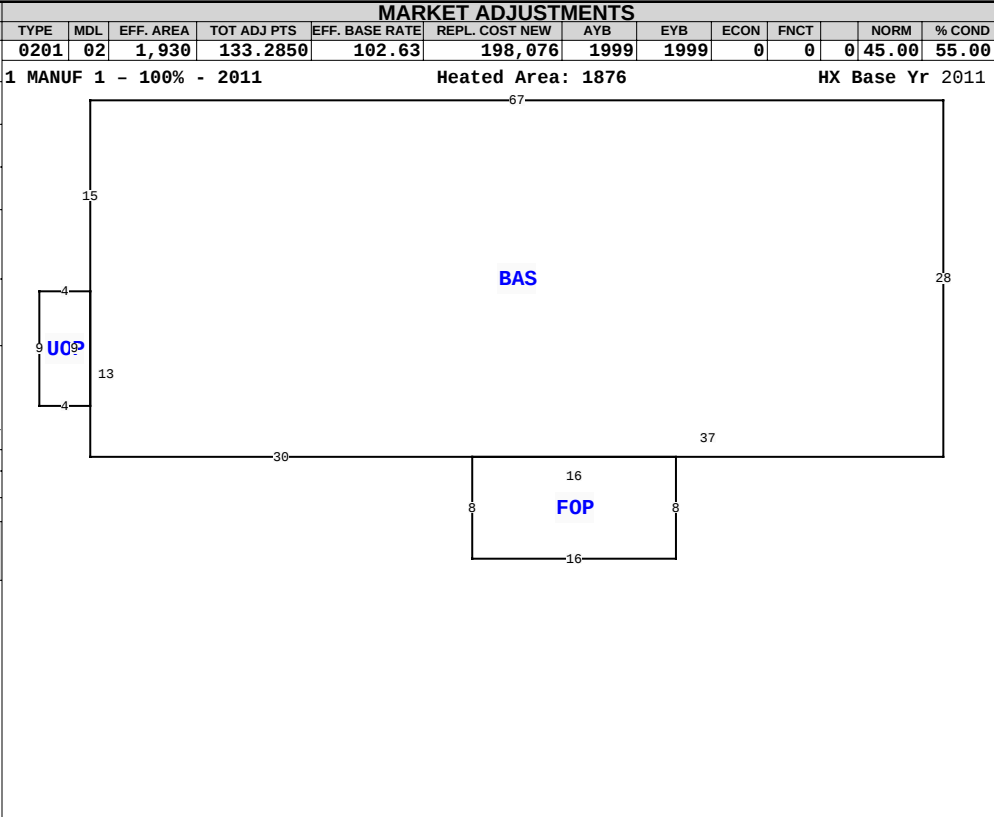
|                  |                  |       |
|------------------|------------------|-------|
| Quality          | 06               | 06    |
| DOR CODE         | 0200 MOBILE HOME |       |
| MAP NUM          |                  | 06    |
| NEIGHBORHOOD/LOC | 3416.00          | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,876            | 100         | 1,876        | 105,894              |
| FOP       | 128              | 35          | 45           | 2,540                |
| UOP       | 36               | 25          | 9            | 508                  |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,040 | 1,930 | 108,942 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0190       | FPLC PF     | 0 100   | 0  | 0  | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 1999    |
| 2              | 0166       | CONC, PAVMT | 0 100   | 0  | 0  | 1,070.00 | UT | 1.50     | 1.50           | 100       | 1999    |
| 3              | 0296       | SHED METAL  | 0 100   | 12 | 24 | 288.00   | UT | 12.00    | 12.00          | 70        | 2007    |
| 4              | 0296       | SHED METAL  | 0 100   | 0  | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 2014    |
| 5              | 0169       | FENCE/WOOD  | 0 100   | 0  | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 2017    |
| 6              | 0070       | CARPORT UF  | 0 100   | 0  | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 2017    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 0200     | C   | MBL HM               | 100 |     | RSF/MH   | 0.00  | 0.00  | 1.00        | LT        |     |



|                                 |          |           |            |     |
|---------------------------------|----------|-----------|------------|-----|
| 684 SW WHITETAIL CIR, LAKE CITY | BLD DATE | LGL DATE  | 04/21/2023 | MLU |
|                                 | XF DATE  | LAND DATE |            |     |
|                                 | INC DATE | AG DATE   |            |     |

| COLUMBIA COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|--------------------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY        |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1              |  |  |  |  |  |  |  |  |  |

|                           |           |          |
|---------------------------|-----------|----------|
| VALUATION BY              |           | STANDARD |
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     | 108,942   |          |
| TOTAL MARKET OB/XF VALUE  | 6,224     |          |
| TOTAL LAND VALUE - MARKET | 22,500    |          |
| TOTAL MARKET VALUE        | 137,666   |          |
| SOH/AGL Deduction         | 64,518    |          |
| ASSESSED VALUE            | 73,148    |          |
| TOTAL EXEMPTION VALUE     | HX HB     | 48,148   |
| BASE TAXABLE VALUE        | 25,000    |          |
| TOTAL JUST VALUE          | 137,666   |          |
| NCON VALUE                | 0         |          |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           |          |

| PERMIT NUM | DESCRIPTION      | AMT   | ISSUED     |
|------------|------------------|-------|------------|
| 000048004  | Roof Replacement | 5,000 | 08/28/2023 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1195/2166                      | 5/13/2010  | WD        | Q   | I   | 01     | 95,300     |  |
| GRANTOR: FREEDOM MOBILE HOME S |            |           |     |     |        |            |  |
| GRANTEE: DANIEL & MALINDA CL   |            |           |     |     |        |            |  |
| 1186/2571                      | 12/29/2009 | WD        | U   | I   | 12     | 57,000     |  |
| GRANTOR: GREEN TREE SERVICING  |            |           |     |     |        |            |  |
| GRANTEE: FREEDOM MOBILE HOME   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W67 S15 UOP= W4 S9 E4 N9\$ S13 E30 FOP= S8 E16 N8 W16\$ E37 N28\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 0200     | C   | MBL HM               | 100 |     | RSF/MH   | 0.00  | 0.00  | 1.00        | LT        |     |