LOT 56 DEER CREEK S/D PHASE 3
WD 1040-619, WD 1308-954,

FREEDOM MOBILE HOME SALES INC
466 SW DEPUTY J DAVIS LN
LAKE CITY, FL 32024

2023

03-4S-16-02732-556

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

391 SW WHITETAIL CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	22,000
SOH/AGL Deduction	220
ASSESSED VALUE	21,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,780
TOTAL JUST VALUE	22,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1308/0954	1/07/2016	WD	U	V	11	100
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: FREEDOM MOBILE HOME						
1040/0619	3/07/2005	WD	U	V	02	272,000
GRANTOR: MUSGROVE						
GRANTEE: IRONWOOD HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	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	0000	VAC RES	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 04/20/2022 BY MLU Total Acres: 0.58 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 03/15/2023