S DIV: W1/2 LOT 2 & LOT 3 BLK 1

796-1755, 838-2100, WD 1078-1181

WHEELER JOHN R/WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY, FL 32025

2026

00-00-00-13991-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

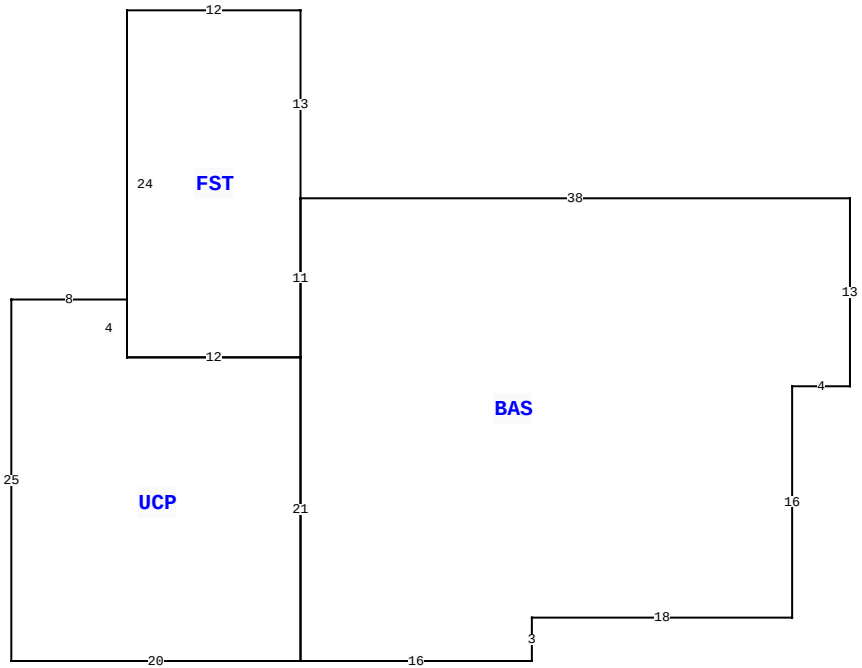
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100		1,086	77,324
FST	288	55		158	11,250
UCP	452	20		90	6,408
TOTALS	1,826			1,334	94,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,334	97.8000	109.54	146,126	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1086 HX Base Yr



273 SW MONTGOMERY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	94,982
TOTAL MARKET OB/XF VALUE	780
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	114,262
SOH/AGL Deduction	0
ASSESSED VALUE	114,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,262
TOTAL JUST VALUE	114,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0275	MAINT/ALTR	95	06/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/0110	3/22/2016	WD	Q	I	01	80,000
GRANTOR: VICTORIA LANG AS TRUS						
GRANTEE: JOHN R & CASSANDRA						
1078/1181	3/23/2006	WD	Q	I	01	100
GRANTOR: VICTORIA LANG AS TRUS						
GRANTEE: VICTORIA LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FST= N13 W12 S24 E12 N11$ S11 UCP= W12 N4 W8 S25 E20 N21$ S21 E16 N3 E18 N16 E4 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	0	0	0	520.00	UT	1.50	1.50	100	0	0	3	100	780	

LAND DESCRIPTION

TOTAL OB/XF 780

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	0100	C	SFR	0		RSF-	2106.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/25/2016 BY DF Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS