S DIV: 79 FT OFF E SIDE LOTS 1,
BLOCK B WILDERWOOD S/D.

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

2026

00-00-00-14259-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

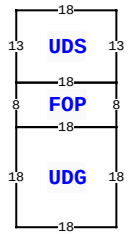
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	870317.00	1.00/

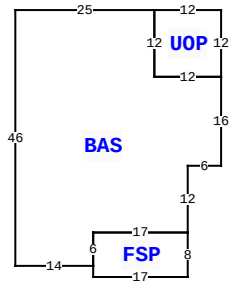
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100		1,348	112,460
FOP	144	30		43	3,587
FSP	136	40		54	4,505
UDG	324	55		178	14,850
UDS	234	55		129	10,762
UOP	144	20		29	2,419
TOTALS	2,330			1,781	148,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	114.6000	128.35	228,591	1920	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1348 HX Base Yr 2002





136 SE BEVERLY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		148,584
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		11,850
TOTAL MARKET VALUE		163,434
SOH/AGL Deduction		63,504
ASSESSED VALUE		99,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,208
TOTAL JUST VALUE		163,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,434

SALE:2:1: INCLUDED PERSONAL PROPERTY

SALE:1:1: SALE NEEDS CHECKING/ DR-219 SAYS NO PERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1929	ADDN SFR	104	10/27/2010
4026	MAINT/ALTR	50	11/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0926/2151	5/15/2001	WD	Q	I		70,000

GRANTOR: JOYCE BRUNER

GRANTEE: JOHN R & CASSANDRA

0848/1935	11/14/1997	WD	Q	I		72,000

GRANTOR: PAULINE JONES

GRANTEE: JOYCE BRUNER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S46 E14 FSP= S2 E17 N8 W17 S6$ N6 E17 N12 E6 N16
UOP= N12 W12 S12 E12$ W12 N12$ PTR= N30 UDG= N18 FOP= N8
UDS= N13 W18 S13 E18$ W18 S8 E18$ W18 S18 E18$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	10	80	800.00	UT	1.50	1.50	100	1993	1993	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	100		*RSF	-279.00	200.00	15,800.00	SF		1.00	1.00	1.00	0.75	0.75	11,850							

REVIEW DATE 05/17/2024 BY JS Total Acres: 0.36 Total Land Value: 11,850 Market: 0 Agricultural: 0 Common: 11,850 PRINTED 10/10/2025 BY SYS