LOT 17 SUZANNE S/D UNIT 3.
WD 527-540, DC 1066-1421

WHEELER CLYDIE MAE
282 SE OPAL WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-091

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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

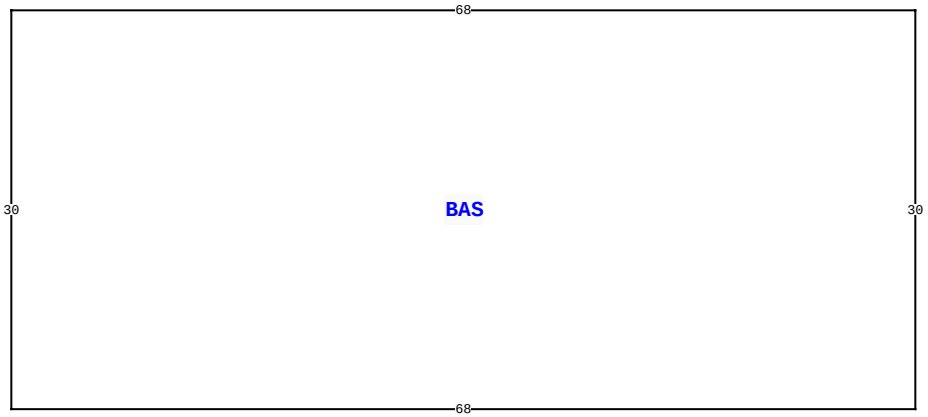
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 3417.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	133,238
TOTALS	2,040			2,040	133,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,040	113.9000	107.07	218,423	2008	2008	0	0	0	39.00	61.00

2 MANUF 1 100% - 0 Heated Area: 2040 HX Base Yr



282 SE OPAL WAY, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		133,238
TOTAL MARKET OB/XF VALUE		4,398
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		156,136
SOH/AGL Deduction		74,499
ASSESSED VALUE		81,637
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		25,915
TOTAL JUST VALUE		156,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,292

XFOB:1:1: BELMONT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26829	M H	375	03/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0527/0540	5/01/1982	WD	Q	V		7,100

GRANTOR:
GRANTEE:

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	0040	BARN,POLE	0	100	23	37	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0294	SHED WOOD/	0	100	12	15	180.00	UT	12.00	12.00	30	2008	2008	3	30	648	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,398

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	0200	C	MBL HM	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/06/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/28/2025 BY SYS