

LOT 5, CHIPDALE ESTATES S/D.
791-344, QC 1078-1239, WD 1355-1

WHEELER KAREN E
2504 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

10-4S-16-02862-105



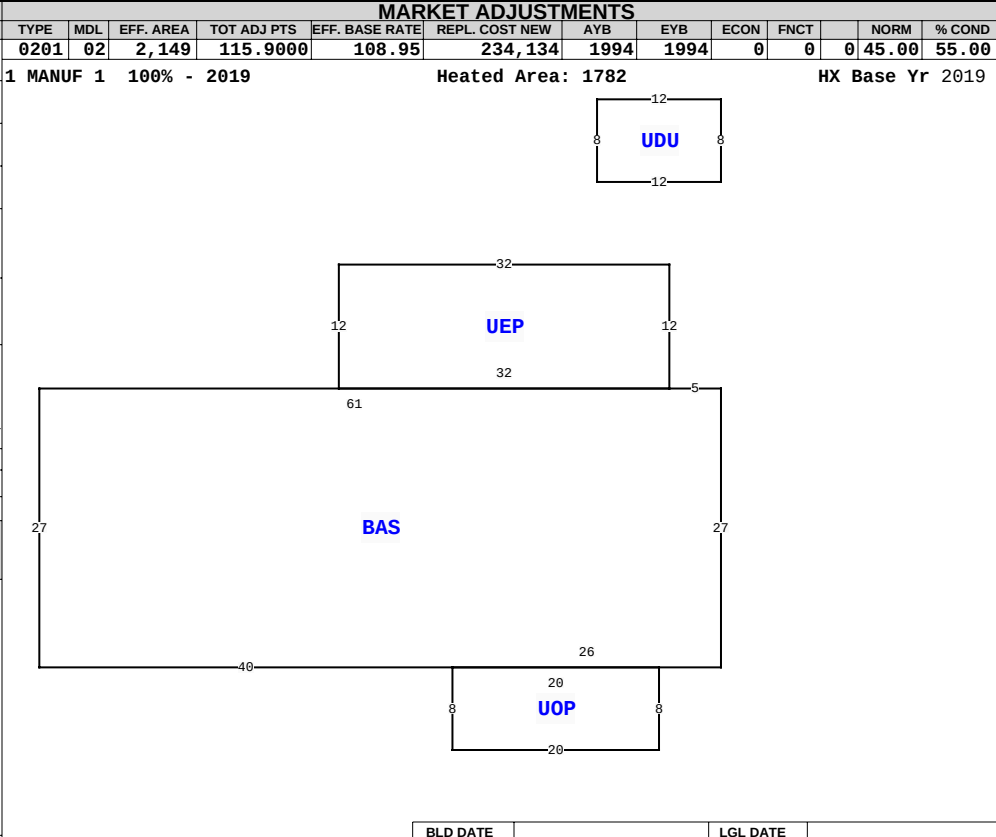
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05 05
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 06

NEIGHBORHOOD/LOC 10416.030 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	106,782
UDU	96	60		58	3,475
UEP	384	70		269	16,119
UOP	160	25		40	2,397
TOTALS	2,422			2,149	128,774

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	3	36	108.00	UT	1.50	1.50	162
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	1,200
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	7,000
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	200
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	2,100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT	



2504 SW STATE ROAD 247 , LAKE CITY											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/21/2023 MLU					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		128,774	
TOTAL MARKET OB/XF VALUE		10,662	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		157,936	
SOH/AGL Deduction		81,952	
ASSESSED VALUE		75,984	
TOTAL EXEMPTION VALUE		HX HB SX	75,984
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		157,936	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,936	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8716	M H	125	08/10/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1484/2720	2/10/2023	LE	U	I	14	100	
GRANTOR: WHEELER KAREN E (ENH							
GRANTEE: FRAZIER BREANNE M (							
1355/1560	3/15/2018	WD	Q	I	01	59,000	
GRANTOR: TWYLA KALE							
GRANTEE: KAREN E WHEELER							
BUYING NOTES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W5 UEP= N12 W32 S12 E32\$ W61 S27 E40 UOP= S8 E20 N8 W20\$ E26 N27\$ PTR= N20 UDU= N8 W12 S8 E12\$ S20 \$.											