W1/2 OF LOT 70 HI-DRI ACRES UNIT
600-242, WD 1113-2522, WD 1454-2

BRITT CHARLENE
197 SW WHEAT PL
LAKE CITY, FL 32024

2025

15-5S-16-03626-070

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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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
Quality	05	05

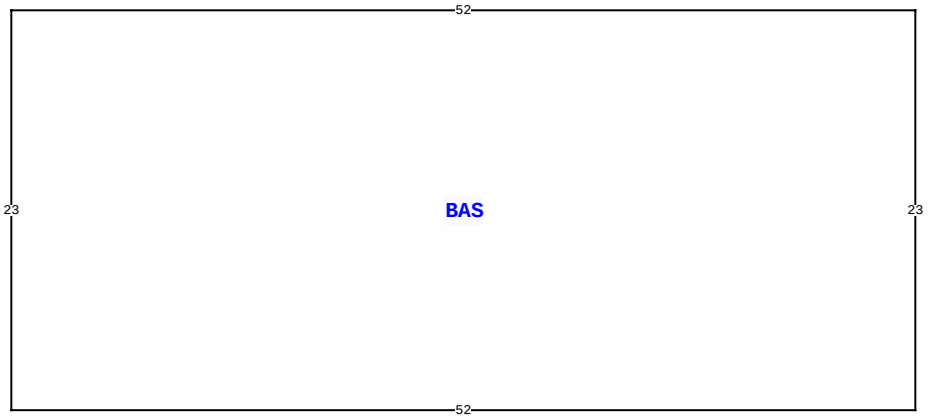
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	105,555
TOTALS	1,196			1,196	105,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,196	114.5000	107.63	128,725	1997	2015	0	0	0	18.00	82.00

1 MANUF 1 100% - 2022 Heated Area: 1196 HX Base Yr 2022



197 SW WHEAT PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,554
TOTAL MARKET OB/XF VALUE		10,880
TOTAL LAND VALUE - MARKET		14,980
TOTAL MARKET VALUE		131,414
SOH/AGL Deduction		36,364
ASSESSED VALUE		95,050
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,328
TOTAL JUST VALUE		131,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044757	Roof Replacement	6,750	06/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/208	11/26/2021	WD	Q	I	01	123,000
GRANTOR: ROWLAND JIMMY						
GRANTEE: BRITT CHARLENE						
1113/2522	2/28/2007	WD	Q	V	04	7,000
GRANTOR: BONA FIRMA CORP						
GRANTEE: JIMMY & LORI ROWLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S23 E52 N23$.

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	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
2	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,880

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			0.00	0.00	1.07	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,980							

REVIEW DATE 12/16/2021 BY CP Total Acres: 1.07 Total Land Value: 14,980 Market: 0 Agricultural: 0 Common: 14,980 PRINTED 08/21/2025 BY SYS