E1/2 OF LOT 74 HI-DRI ACRES S/D
477-49, 582-94, 689-506, DC 1047

HOWARD LINDA S
246 SW WHEAT PL
LAKE CITY, FL 32024

2026

15-5S-16-03626-150

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

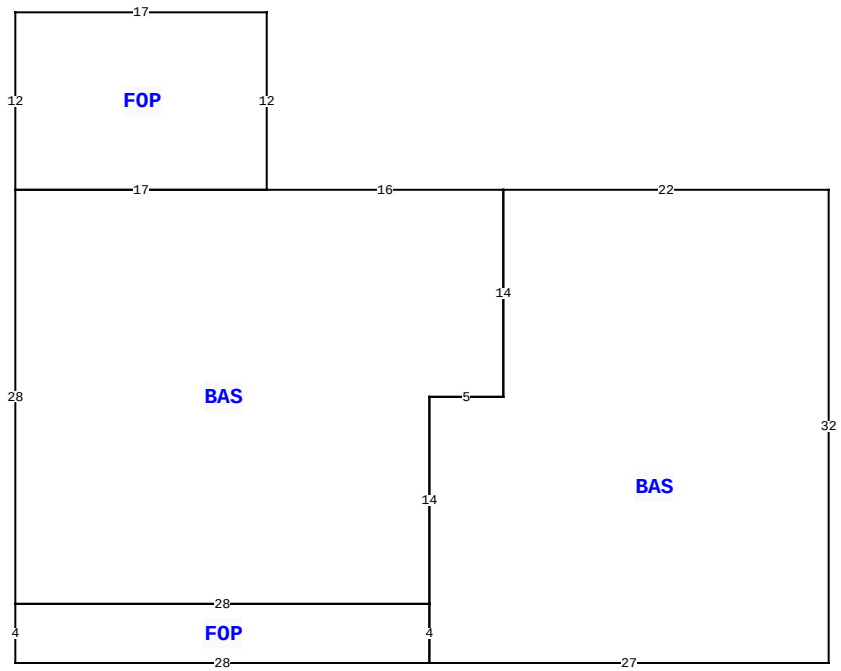
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
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	794	100		794	11,765
BAS	854	100		854	12,655
FOP	112	30		34	504
FOP	204	30		61	904
TOTALS	1,964			1,743	25,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,743	66.1500	74.09	129,139	1982	1982	0	0	50	35.00	20.00

1 SINGLE FAM 100% - 2006 Heated Area: 1648 HX Base Yr 2006



244 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		25,828
TOTAL MARKET OB/XF VALUE		5,200
TOTAL LAND VALUE - MARKET		15,260
TOTAL MARKET VALUE		46,288
SOH/AGL Deduction		19,433
ASSESSED VALUE		26,855
TOTAL EXEMPTION VALUE	HX HB WX	26,855
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		46,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,288

XFOB:2:1: SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36435	ADDN SFR	404	03/13/2018
31823	MAINT/ALTR	30	03/20/2014
10558	M H	125	12/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/2407	2/28/2020	LE	U	I	14	100
GRANTOR: LINDA S HOWARD (ENH L						
GRANTEE: NICOLE M VARAS (RMD						
1047/1287	5/27/2005	WD	Q	I		40,000
GRANTOR: JUDITH L HUDSON						
GRANTEE: LINDA S HOWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N12 W17 S12 E17$ W17 S28 FOP= S4 E28 N4 W28$
E28 BAS= S4 E27 N32 W22 S14 W5 S14$ N14 E5 N14 $.

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	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,200

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			0.00	0.00	1.09	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,260							

REVIEW DATE 10/07/2019 BY BC Total Acres: 1.09 Total Land Value: 15,260 Market: 0 Agricultural: 0 Common: 15,260 PRINTED 11/21/2025 BY SYS