

LOT 1 FOREST COUNTRY PHASE 1.  
712-875, DC 1431-711, LE 1511-58

WHEELER JUDY ANN  
381 SW LONG LEAF DRIVE  
LAKE CITY, FL 32024

2026

16-4S-16-03048-001



| 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 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| 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 | 16416.020 1.00/    |          |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,823            | 100         |      | 1,823        | 138,746              |
| FGR       | 420              | 55          |      | 231          | 17,581               |
| FOP       | 36               | 30          |      | 11           | 837                  |
| FOP       | 336              | 30          |      | 101          | 7,687                |
| FST       | 48               | 55          |      | 26           | 1,979                |
| TOTALS    | 2,663            |             |      | 2,192        | 166,830              |

| EXTRA FEATURES |            |             |         |     |    |       |        |             |                |
|----------------|------------|-------------|---------|-----|----|-------|--------|-------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT     | Adj R       | ADJ UNIT PRICE |
| 1              | 0190       | FPLC PF     | 0       | 100 | 0  | 0     | 1.00   | UT 1,200.00 | 1,200.00       |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 1.00   | UT 0.00     | 0.00           |
| 3              | 0294       | SHED WOOD/  | 0       | 100 | 12 | 16    | 192.00 | UT 7.50     | 7.50           |
| 4              | 0252       | LEAN-TO W/  | 0       | 100 | 0  | 0     | 1.00   | UT 0.00     | 0.00           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| 0100 | 01  | 2,192     | 104.5440    | 117.09         | 256,661        | 1990 | 1990 |      | 0    | 0 | 35.00 | 65.00  |

1 SINGLE FAM 100% - 0

Heated Area: 1823

HX Base Yr

BLD DATE  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

04/03/2025 MLU

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 3,540       |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 3              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 166,830   |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,540     |   |
| TOTAL LAND VALUE - MARKET |  | 35,000    |   |
| TOTAL MARKET VALUE        |  | 205,370   |   |
| SOH/AGL Deduction         |  | 80,634    |   |
| ASSESSED VALUE            |  | 124,736   |   |
| TOTAL EXEMPTION VALUE     |  | HX HB WX  |   |
| BASE TAXABLE VALUE        |  | 69,014    |   |
| TOTAL JUST VALUE          |  | 205,370   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 205,370   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                      |           |           |       |       |            |
|---------------------------------|-----------|-----------|-------|-------|------------|
| OFF RECORD Number               | DATE      | TYPE INST | Q / U | V / I | RSN CD     |
| 1511/588                        | 3/26/2024 | LE        | U     | I     | 14         |
| GRANTOR: WHEELER JUDY ANN (ENH) |           |           |       |       | SALE PRICE |
| GRANTEE: NEELEY ANGLEA M (RM)   |           |           |       |       | 100        |
| 0712/0875                       | 3/09/1990 | WD        | Q     | V     |            |
| GRANTOR: STEVENS                |           |           |       |       | 8,000      |
| GRANTEE: WHEELER                |           |           |       |       |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W15 S35 E13 N4 E9 FOP= S4 E9 N4 W9\$ E19 FGR= S4 E20 N21 W20 S17\$ N17 FST= E8 N6 W8 S6\$ N6 E8 S6 E14 N26 W20 FOP= W28 S12 E28 N12\$ S12 W28\$. |  |  |  |  |  |  |  |  |  |