E 1/2 LOT 4 LAKEWOOD ACRES S/D.
ORB 454 523, 687-493, 878-777,

WHEELER MARVIN L/WHEELER TAMI E
345 NW SLAPPY DR
LAKE CITY, FL 32055

2026

21-3S-16-02216-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

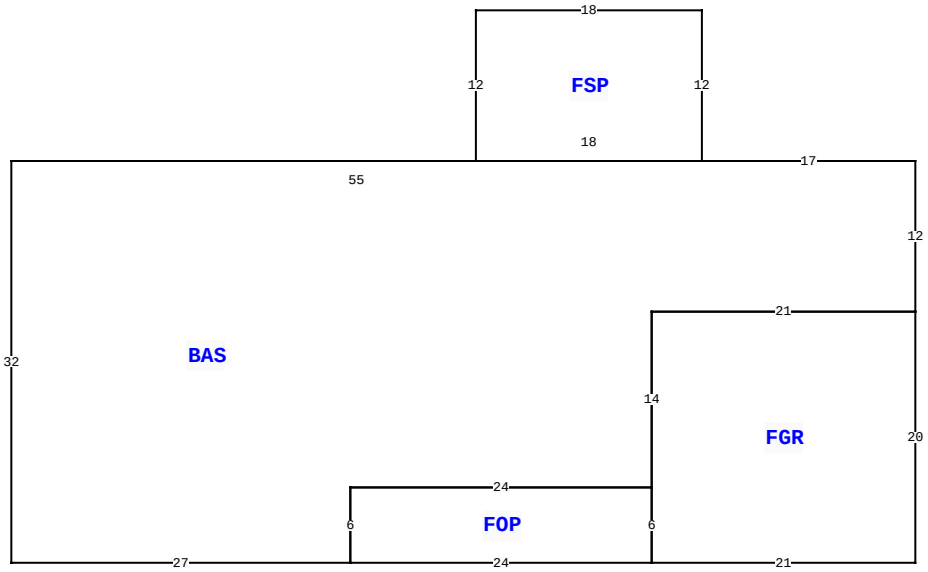
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 01
NEIGHBORHOOD/LOC	21316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	148,670
FGR	420	55		231	19,737
FOP	144	30		43	3,674
FSP	216	40		86	7,348
TOTALS	2,520			2,100	179,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	117.3700	131.45	276,045	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1740 HX Base Yr 2000



345 NW SLAPPY DR, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		179,429
TOTAL MARKET OB/XF VALUE		4,080
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		213,509
SOH/AGL Deduction		84,723
ASSESSED VALUE		128,786
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,064
TOTAL JUST VALUE		213,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,509

SALE:1:1: NO STAMPS ON DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0878/0777	4/08/1999	WD	Q	I		92,500
GRANTOR: WARD						
GRANTEE: WHEELER						
0687/0493	5/23/1989	WD	U	V		0
GRANTOR: PRATER						
GRANTEE: WARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W18 S12 E18$ W55 S32 E27 FOP= E24 N6W24 S6$ N6 E24 FGR= S6 E21 N20 W21 S14$ N14 E21 N12$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	100	150	12	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	75	1993	1993	3	75	1,080	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,080

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		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,000							

REVIEW DATE 02/08/2023 BY KS Total Acres: 2.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/10/2025 BY SYS