COMM NE COR, RUN W 789.38 FT FOR 619.69 FT, W 211 FT, N 615.97 FT TO POB EX THE N 250 FT THEREOF.

WHEELER BILLY F/WHEELER BONITA
259 SW BILLOWING GLN
LAKE CITY, FL 32024

2026

25-4S-16-03144-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

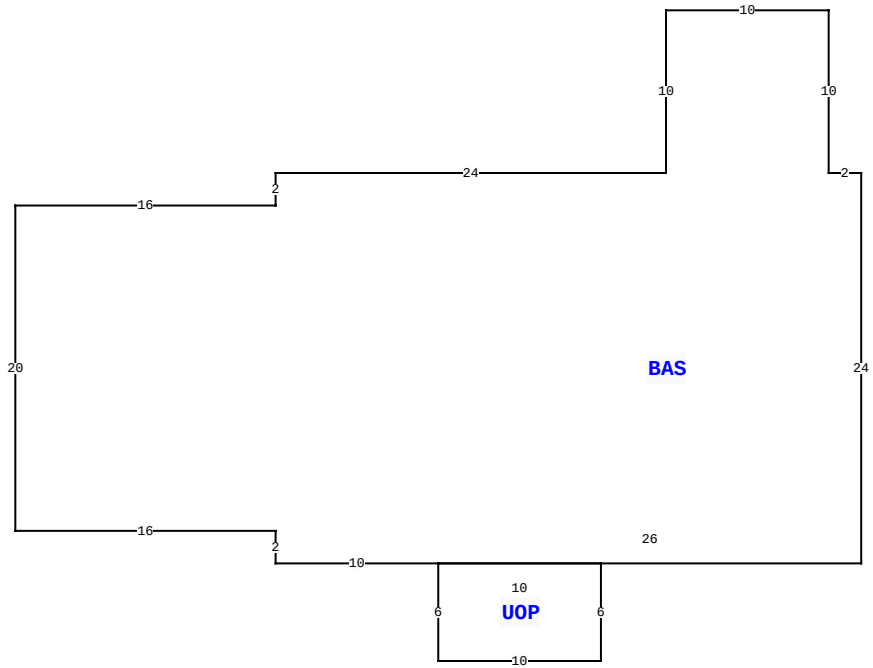
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100		1,284	101,587
UOP	60	20		12	950
TOTALS	1,344			1,296	102,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,296	108.6800	121.72	157,749	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1284 HX Base Yr



259 SW BILLOWING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		102,537
TOTAL MARKET OB/XF VALUE		18,926
TOTAL LAND VALUE - MARKET		15,215
TOTAL MARKET VALUE		136,678
SOH/AGL Deduction		63,580
ASSESSED VALUE		73,098
TOTAL EXEMPTION VALUE	HX HB	47,998
BASE TAXABLE VALUE		25,100
TOTAL JUST VALUE		136,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012	M H	250	06/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0038	6/22/2018	LE	U	I	14	100

GRANTOR: BILLY F & BONITA S WH

GRANTEE: SUSAN L MCDONALD &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S10 W24 S2 W16 S20 E16 S2 E10 UOP= S6 E10 N6 W10$ E26 N24 W2 N10$.

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
6	0120	CLFENCE 4	0	100	0	0	180.00	UT	5.50	5.50	100	2009	2009	3	100	990	

LAND DESCRIPTION

TOTAL OB/XF 18,926

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		*RSFMH	0.00	0.00	1.79	AC		1.00	1.00	1.00	8,500.00	8,500.00	15,215							

REVIEW DATE 06/25/2019 BY BC Total Acres: 1.79 Total Land Value: 15,215 Market: 0 Agricultural: 0 Common: 15,215 PRINTED 10/03/2025 BY SYS