

COMM SW COR OF SE1/4, RUN E 248.
N 2530.31 FT FOR POB, W 678.94 F
324.86 FT, E 678.94 FT, S 324.86

WHEELER MALCOLM
158 SW BEAUREGARD GLN
LAKE CITY, FL 32024

2026

31-5S-16-03744-330



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	31516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	9,072
TOTALS	840			840	9,072

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	100	12	28	336.00	UT	11.00	11.00	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	
6	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	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.06	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	840	45.0000	27.00	22,680	1982	1982	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2010 Heated Area: 840 HX Base Yr 2010													
14 60 60 14 BAS													
158 SW BEAUREGARD GLN, LAKE CITY													
										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										05/13/2024		MLU	

COLUMBIA COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		9,072
TOTAL MARKET OB/XF VALUE		14,596
TOTAL LAND VALUE - MARKET		50,600
TOTAL MARKET VALUE		74,268
SOH/AGL Deduction		27,244
ASSESSED VALUE		47,024
TOTAL EXEMPTION VALUE		25,000
BASE TAXABLE VALUE		22,024
TOTAL JUST VALUE		74,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28213	M H	325	11/12/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/0738	2/08/2016	QC	U	I	11	22,200
GRANTOR: SHIRLEY M BENNETT (AK						
GRANTEE: LANDMART & ASSOCIAT						
1167/1045	1/15/2003	CD	Q	V	01	41,200
GRANTOR: SHIRLEY BENNETT						
GRANTEE: MALCOLM WHEELER						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W60 S14 E60 N14\$.											