LOT 4, EX N 45 FT BROOKSIDE S/D
AS DESC IN 824-730.

WHEELER JANICE B
251 NW BROOKSIDE CT
LAKE CITY, FL 32055

2026

35-3S-16-02575-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	07	07

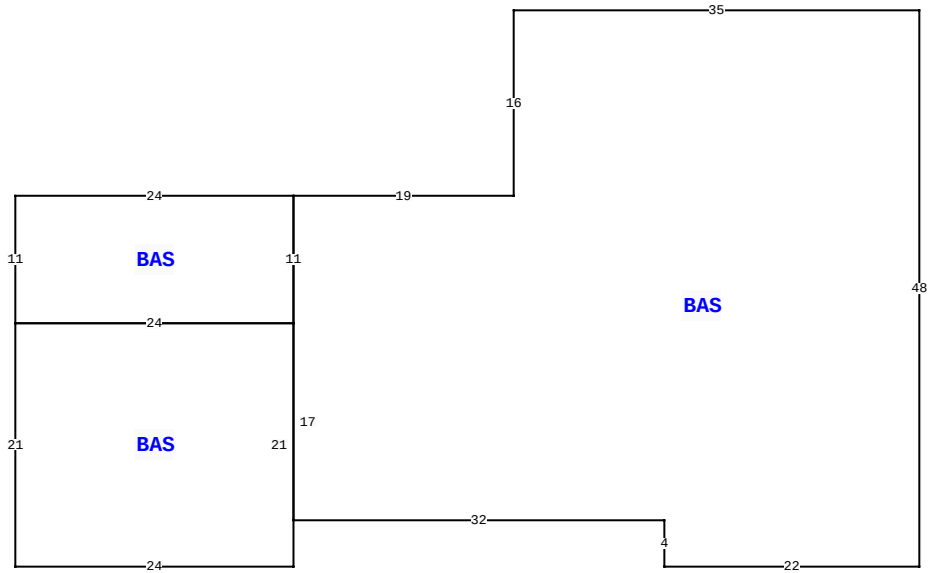
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	22,866
BAS	504	100		504	43,653
BAS	2,160	100		2,160	187,083
TOTALS	2,928			2,928	253,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,928	118.9705	133.25	390,156	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2928 HX Base Yr



251 NW BROOKSIDE CT, 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		253,601
TOTAL MARKET OB/XF VALUE		3,670
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		279,771
SOH/AGL Deduction		138,375
ASSESSED VALUE		141,396
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,674
TOTAL JUST VALUE		279,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,771

BLDG:1:1: FST TO BAS , FCP TO BAS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27868	MAINT/ALTR	30	06/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1346/0449	6/28/2017	LE	U	I	14	100
GRANTOR: WILLIAM J & JANICE B						
GRANTEE: BRADLEY WHEELER & B						
1335/1275	4/10/2017	LE	U	I	14	100
GRANTOR: WILLIAM J & JANICE B						
GRANTEE: BRADLEY WHEELER & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35S16W19BAS= W24 S11 E24 N11$ S11 BAS= W24 S21 E24N21$ S17 E32 S4 E22 N48 $.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0010	BARN,BLK	0	0	14	20	280.00	UT	4.00	4.00	100	0	0	3	100	1,120	

LAND DESCRIPTION

TOTAL OB/XF 3,670

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	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500							

REVIEW DATE 07/12/2023 BY JB Total Acres: 1.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2025 BY SYS