S DIV: LOT 1 EX RD & E1/2 LOT 2
VILLAS S/D.

WHEELER AGENCY INC
622 SW MAIN BLVD
LAKE CITY, FL 32025

2026

00-00-00-13990-000

BUILDING CHARACTERISTICS

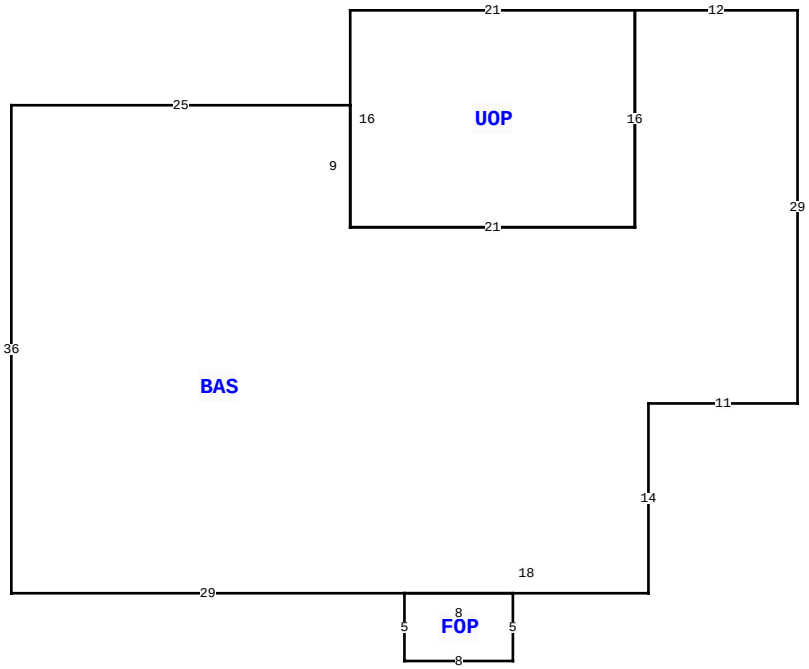
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		32317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100		1,829	63,595
FOP	40	30		12	417
UOP	336	20		67	2,330
TOTALS	2,205			1,908	66,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,908	93.9708	69.54	132,682	1940	1980	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 1829 HX Base Yr



622 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	66,341
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	81,400
TOTAL MARKET VALUE	149,941
SOH/AGL Deduction	1,286
ASSESSED VALUE	148,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,655
TOTAL JUST VALUE	149,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,141

LAND:1:1: RES/OFFICE ZONING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1372	MAINT/ALTR	75	08/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/2262	2/18/2015	WD	U	I	30	121,000
GRANTOR: EDWIN & PRISCILLA WHE						
GRANTEE: WHEELER AGENCY INC						
0503/0770	1/01/1983	WD	Q	I		56,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S36 E29 FOP= S5 E8 N5 W8$ E18 N14 E11 N29 W12 UOP= W21 S16 E21 N16$ S16 W21N9$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	2400	C	INSUR CO	0		CG	148.00	100.00	14,800.00	SF		1.00	1.00	1.00	5.50	5.50	81,400							

REVIEW DATE 10/25/2016 BY DF Total Acres: 0.34 Total Land Value: 81,400 Market: 0 Agricultural: 0 Common: 81,400 PRINTED 06/22/2026 BY SYS