W1/3 OF SE1/4 OF NW1/ & W1/3 OF RD R/W.

WHEELER EDWIN FAMILY LIVING TRUST
622 SW MAIN BLVD
LAKE CITY, FL 32025

2027

06-4S-16-02786-003

BUILDING CHARACTERISTICS

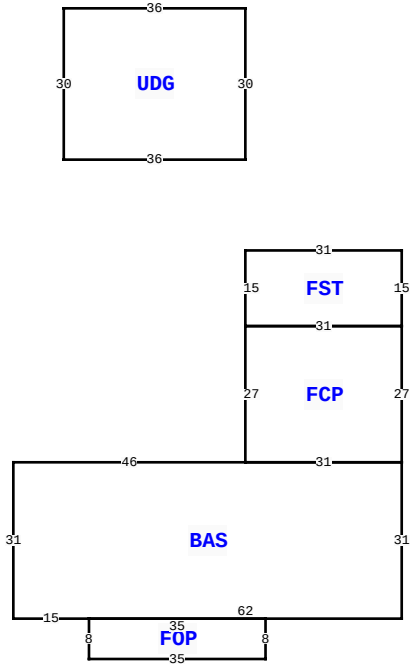
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100		2,387	193,742
FCP	837	25		209	16,964
FOP	280	30		84	6,818
FST	465	55		256	20,779
UDG	1,080	55		594	48,212
TOTALS	5,049			3,530	286,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,530	113.5155	124.87	440,791	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2387 HX Base Yr



3660 SW PINEMOUNT RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		286,514
TOTAL MARKET OB/XF VALUE		5,820
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		310,268
SOH/AGL Deduction		125,087
ASSESSED VALUE		185,181
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		128,770
TOTAL JUST VALUE		572,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045714	Roof Replacement	24,343	10/19/2022
000043163	Roof Replacement	6,975	11/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
801/2055	11/03/1994	QC	U	I	11	100

GRANTOR: WHEELER PRISCILLA M

GRANTEE: WHEELER EDWIN FAMIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S31 E15 FOP= S8 E35N8 W35$ E62 N31 FCP= N27 FST= N15 W31 S15 E31$ W31 S27E31$ W31$PTR=N60 UDG= N30 W36 S30 E36$ S60$.

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	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0166	CONC,PAVMT	0	100	14	24	336.00	UT	2.50	2.50	50	2006	2006	3	50	420	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,820

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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	280.00	280.00	7,000							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	281.00	281.00	3,934							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	273,000							

REVIEW DATE 08/02/2023 BY JB Total Acres: 40.00 Total Land Value: 17,934 Market: 273,000 Agricultural: 10,934 Common: 7,000 PRINTED 11/17/2026 BY SYS