LOT 5, CHIPDALE ESTATES S/D.

791-344, QC 1078-1239, WD 1355-1

WHEELER KAREN E
2504 SW STATE ROAD 247
LAKE CITY, FL 32024

2027

10-4S-16-02862-105

BUILDING CHARACTERISTICS

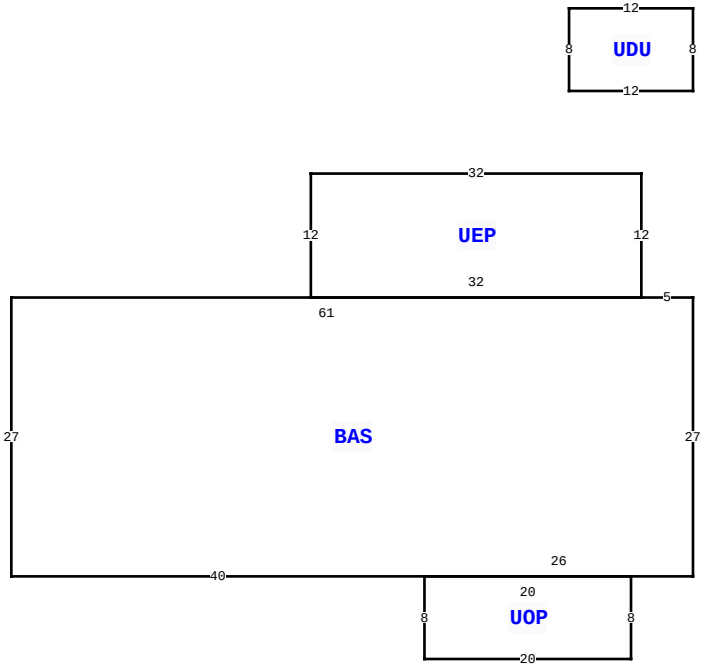
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	105,645
UDU	96	60		58	3,439
UEP	384	70		269	15,948
UOP	160	25		40	2,372
TOTALS	2,422			2,149	127,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,149	115.9000	107.79	231,641	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1782 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

2504 SW STATE ROAD 247 , LAKE CITY

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	3	36	108.00	UT	1.50	1.50	100	0	0	3	100	162	
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	127,403
TOTAL MARKET OB/XF VALUE	10,662
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	156,565
SOH/AGL Deduction	78,529
ASSESSED VALUE	78,036
TOTAL EXEMPTION VALUE	HX HB SX 78,036
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	156,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8716	M H	125	08/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2720	2/10/2023	LE	U	I	14	100
GRANTOR: WHEELER KAREN E (ENH						
GRANTEE: FRAZIER BREANNE M (						
1355/1560	3/15/2018	WD	Q	I	01	59,000
GRANTOR: TWYLA KALE						
GRANTEE: KAREN E WHEELER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UEP= N12 W32 S12 E32$ W61 S27 E40 UOP= S8 E20 N8 W20$ E26 N27$ PTR= N20 UDU= N8 W12 S8 E12$ S20 $.

LAND DESCRIPTION

TOTAL OB/XF 10,662

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY JB Total Acres: 1.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS