LOT 26 CREEKSIDE S/D.

WD 1027-831,WD 1048-603, QC 1217

WHEELER JOHN WILLIS/WHEELER ARLEEN CAREN
141 SW PETER COYLE COURT
LAKE CITY, FL 32025

2026

12-4S-16-02939-126

BUILDING CHARACTERISTICS

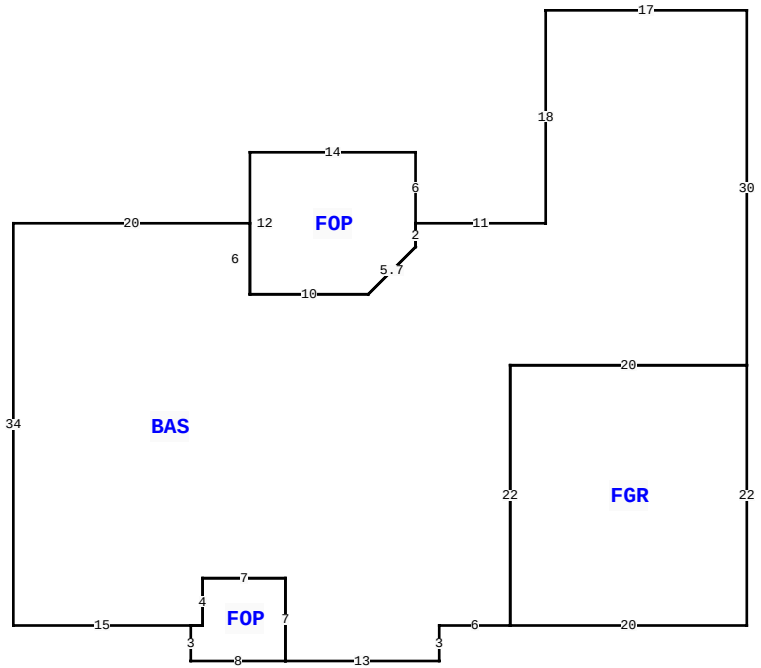
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100		1,909	197,956
FGR	440	55		242	25,094
FOP	52	30		16	1,659
FOP	160	30		48	4,978
TOTALS	2,561			2,215	229,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,215	115.7310	129.62	287,108	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2023 Heated Area: 1909 HX Base Yr 2023



141 SW PETER COYLE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	1,114.00	UT	2.00	2.00	100	2005	2005	3	100	2,228	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		229,686
TOTAL MARKET OB/XF VALUE		6,328
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		271,014
SOH/AGL Deduction		11,454
ASSESSED VALUE		259,560
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,149
TOTAL JUST VALUE		271,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044035	Roof Replacement	12,425	03/29/2022
22760	SFR	551	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/853	8/29/2022	WD	Q	I	01	305,000
GRANTOR: WOODS MARGARET A						
GRANTEE: WHEELER JOHN WILLIS						
1217/2736	2/02/2011	QC	U	I	11	100
GRANTOR: RONALD & MARGARET WOO						
GRANTEE: MARGARET WOODS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S18 W11 FOP= N6 W14 S12 E10 R4 U4 N2$ S2 D4 L4 W10 N6 W20 S34 E15 FOP= S3 E8 N7 W7 S4 W1$ E1 N4 E7 S7 E13 N3 E6 FGR= E20 N22 W20 S22$ N22 E20 N30$.

LAND DESCRIPTION

TOTAL OB/XF 6,328

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/13/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/01/2026 BY SYS