LOT 20 SUWANNEE HIGHLANDS S/D.
849-1261, QC 1412-2032,

WHEELER RALPH E/WHEELER BRETT E
4189 NW US HIGHWAY 129
JASPER, FL 32052

2026

16-2S-16-01631-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

5128 NW LASSIE BLACK ST, WHITE SPRINGS

BLD DATE			LGL DATE	
XF DATE	11/17/2022	KS	LAND DATE	05/07/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,240
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	25,240
SOH/AGL Deduction	7,978
ASSESSED VALUE	17,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,262
TOTAL JUST VALUE	25,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,240

SALE:1:1: FROM FATHER TO FATHER & SON

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13390	M H	125	12/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1412/2032	6/01/2020	QC	U	V	11	100
GRANTOR: RALPH E WHEELER & MIC						
GRANTEE: RALPH E & BRETT E W						
0849/1261	8/26/1997	QC	Q	V	01	100
GRANTOR: RALPH WHEELER						
GRANTEE: RALPH & MICHAEL WHE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	40	1993	1993	3	40	240	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,240

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	0700	C	MISC RES	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/04/2018 BY KR Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/08/2026 BY SYS