BEG AT THE INTERS OF W R/W OF S
OF LOT 1, ESTATES, RUN W 1590.39
FT, E 1269.35 FT, S 20 FT, E 336

WHEELER STEPHEN J/WHEELER MARIE C
2300 SW HWY 47
LAKE CITY, FL 32025

2027

18-4S-17-08466-002

BUILDING CHARACTERISTICS

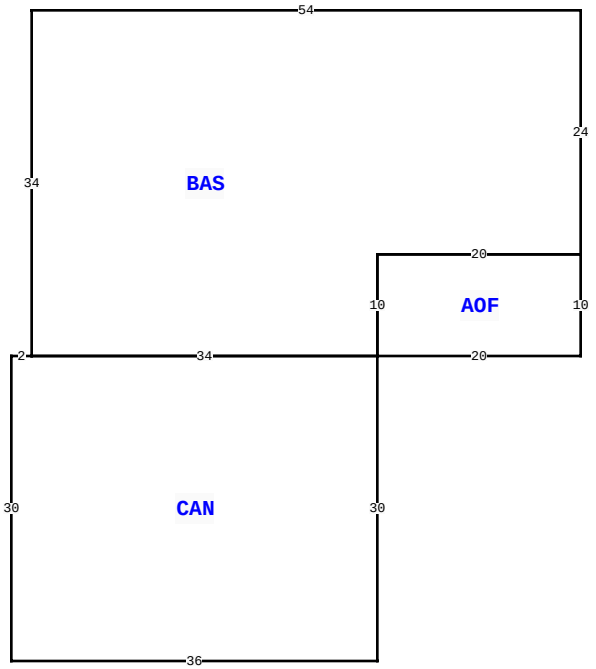
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 70
Interior Wall	01	MINIMUM 30
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	2501	REPAIR SERVICE/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	200	110		220	1,739
BAS	1,636	100		1,636	12,933
CAN	1,080	30		324	2,561
TOTALS	2,916			2,180	17,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	2,180	33.6328	15.81	34,466	1981	1981	0	0	0	50.00	50.00

1 SERVGARAGE 0% - 2002 Heated Area: 1836 HX Base Yr 2002



2300 SW STATE ROAD 47 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,058
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		64,400
TOTAL MARKET VALUE		251,658
SOH/AGL Deduction		61,666
ASSESSED VALUE		189,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,581
TOTAL JUST VALUE		251,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,722

SALE:1:1: 6.62 AC PLUS 2 BLDGS AND BUSINESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0696/0501	9/11/1989	WD	U	I		222,000

GRANTOR: VARNER JOHN M

GRANTEE: WHEELER STEPHEN J

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S34 CAN= W2 S30 E36 N30 W34$ E34 AOF= E20 N10 W20 S10$ N10 E20 N24$.

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	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	100		RSF-1	0.00	0.00	5.44	AC		1.00	1.00	0.50	20,000.00	10,000.00	54,400							
2	2500	C	SRVC SHOPS	0			0.00	0.00	1.00	AC		1.00	1.00	0.50	20,000.00	10,000.00	10,000							

REVIEW DATE 05/10/2017 BY BC Total Acres: 6.44 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400 PRINTED 11/16/2026 BY SYS

BEG AT THE INTERS OF W R/W OF S
OF LOT 1, ESTATES, RUN W 1590.39
FT, E 1269.35 FT, S 20 FT, E 336

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BUILDING CHARACTERISTICS

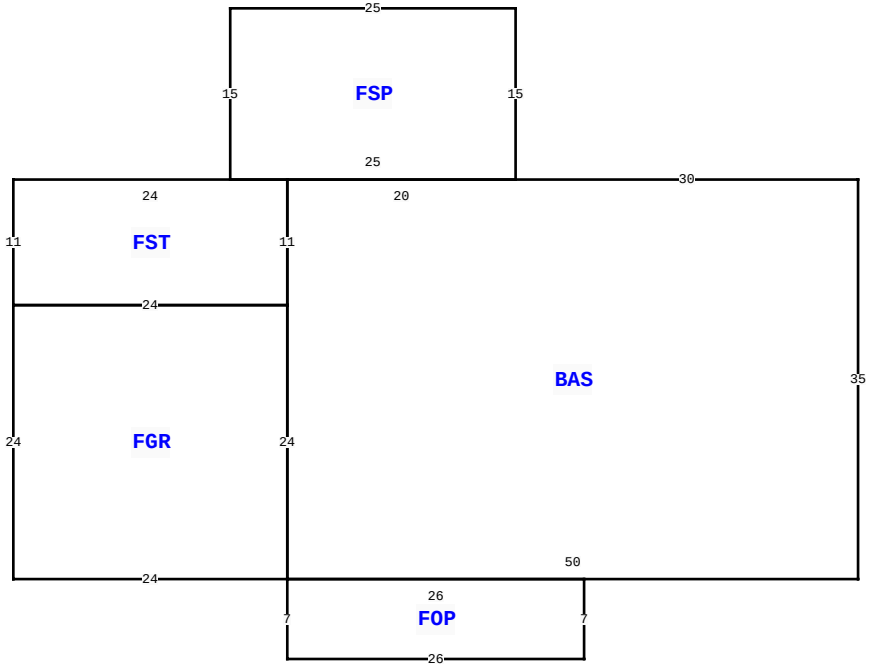
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2501	REPAIR SERVICE/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100		1,750	122,236
FGR	576	55		317	22,142
FOP	182	30		55	3,842
FSP	375	40		150	10,477
FST	264	55		145	10,128
TOTALS	3,147			2,417	168,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,417	97.6887	107.46	259,731	1982	1982	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2002 Heated Area: 1750 HX Base Yr 2002



2300 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/10/2017 BY BC Total Acres: 6.44 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0696/0501	9/11/1989	WD	U	I		222,000

GRANTOR: VARNER JOHN M

GRANTEE: WHEELER STEPHEN J

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N15 W25 S15 E25$ W20 FST= W24 S11 E24 N11$ S11
FGR= W24 S24 E24 N24$ S24 FOP= S7 E26 N7 W26$ E50 N35$.