

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

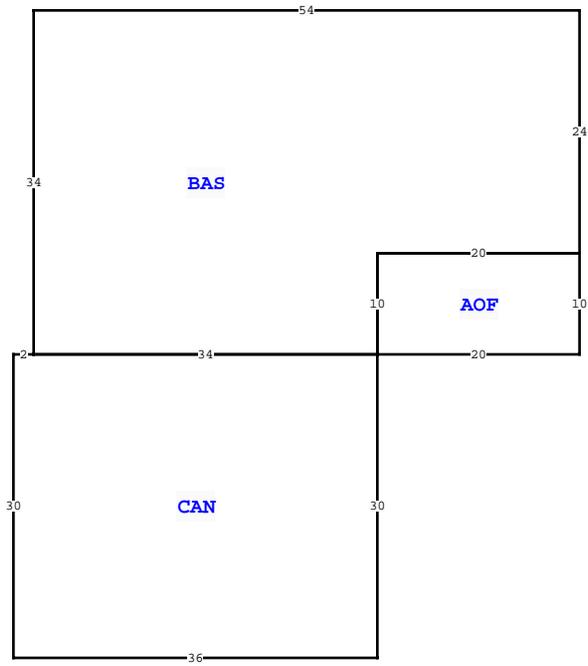
2026

18-4S-17-08466-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	24	CORG METAL 60	
Exterior Wall	15	CONC BLOCK 40	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	07	NONE 70	
Interior Wall	01	MINIMUM 30	
Interior Floor	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
AOF	200	110	
BAS	1,636	100	
CAN	1,080	30	
TOTALS	2,916		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SERVGARAGE	0%	- 2002								
Heated Area: 1836										HX Base Yr 2002	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			193,302
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			64,400
TOTAL MARKET VALUE			258,902
SOH/AGL Deduction			72,550
ASSESSED VALUE			186,352
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			134,941
TOTAL JUST VALUE			258,902
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,981
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																
L N	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	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

