COMM SE COR OF SEC, N 412.25 FT
210 FT, W 420 FT, S 210 FT E 420

WEHINGER JOSHUA/WEHINGER LARI
677 NW BELL LAKE CT
LAKE CITY, FL 32055

2027

23-3S-15-00186-008

BUILDING CHARACTERISTICS

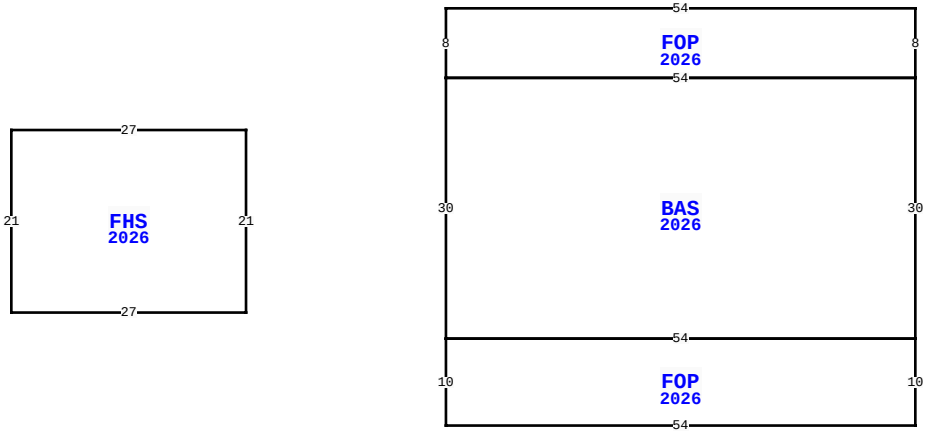
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	23315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2026	1,620	198,952
FHS	567	60	2026	340	41,755
FOP	432	30	2026	130	15,965
FOP	540	30	2026	162	19,895
TOTALS	3,159			2,252	276,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	111.6480	122.81	276,568	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2187 HX Base Yr 2026



677 NW BELL LAKE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		276,568
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		304,568
SOH/AGL Deduction		0
ASSESSED VALUE		304,568
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,157
TOTAL JUST VALUE		304,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049885	New Residential C	330,000	05/21/2024
000047762	Electrical Servic	0	07/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1608	1/05/2023	WD	U	V	11	100

GRANTOR: PITTS ROBERT H III

GRANTEE: WEHINGER JOSHUA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=89,7] E54 S30 W54 N30 $
FHS=[YR=2026;ORIG=39,13] E27 S21 W27 N21 $
FOP=[YR=2026;ORIG=89,37] E54 S10 W54 N10 $
FOP=[YR=2026;ORIG=89,-1] E54 S8 W54 N8 $
.

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
1	0100	C	SFR	100					2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 03/31/2026 BY HC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS