

COMM NE COR, RUN W 789.38 FT FOR
619.69 FT, W 211 FT, N 615.97 FT
TO POB EX THE N 250 FT THEREOF.

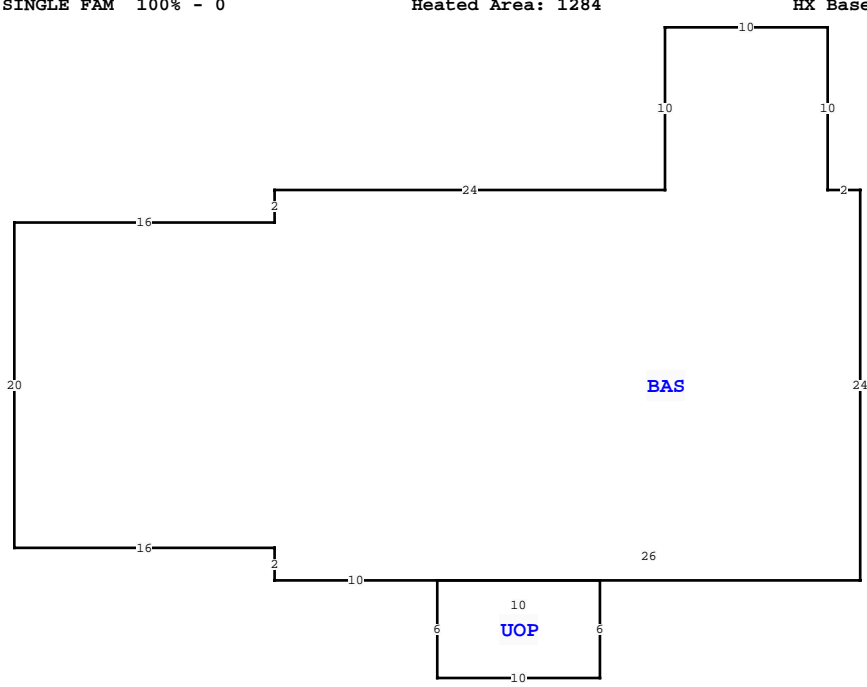
WHEELER BILLY F/WHEELER BONITA
259 SW BILLOWING GLN
LAKE CITY, FL 32024

2026

25-4S-16-03144-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	09	PINE WOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.1	1. 100	
Architectual Units	05	CONV 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	25416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,284	100	
UOP	60	20	
TOTALS	1,344		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 0			157,749	1970	1970	0	0	35.00	65.00	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			102,537
TOTAL MARKET OB/XF VALUE			18,926
TOTAL LAND VALUE - MARKET			15,215
TOTAL MARKET VALUE			136,678
SOH/AGL Deduction			63,793
ASSESSED VALUE			72,885
TOTAL EXEMPTION VALUE	HX HB		47,885
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			136,678
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012	M H	250	06/25/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0038	6/22/2018	LE U	I	14		100

GRANTOR: BILLY F & BONITA S WH
GRANTEE: SUSAN L MCDONALD &

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W10 S10 W24 S2 W16 S20 E16 S2 E10 UOP= S6 E10 N6 W10\$ E26 N24 W2 N10\$.	

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	0060	CARPOT F	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1990	1990	3	40	14,336	
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	600	
6	0120	CLFENCE 4	0	100	0	0	UT	5.50	5.50	100	2009	2009	3	100	990	

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		*RSPM	0.00	0.00	1.79	AC		1.00	1.00	1.00	8,500.00	8,500.00	15,215							