THE N 250 FT OF THE FOLLOWING: C
W 789.38 FT FOR POB, RUN S 619.6
N 615.97 FT, E 211 FT TO POB.

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

2026

25-4S-16-03144-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.00	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

271 SW BILLOWING GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		10,285
TOTAL MARKET VALUE		10,285
SOH/AGL Deduction		4,531
ASSESSED VALUE		5,754
TOTAL EXEMPTION VALUE	AE	0
BASE TAXABLE VALUE		5,754
TOTAL JUST VALUE		10,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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
1	0000	C	VAC RES	100		*RSFMH	0.00	0.00	1.21	AC		1.00	1.00	1.00	8,500.00	8,500.00	10,285							

REVIEW DATE 06/25/2019 BY BC Total Acres: 1.21 Total Land Value: 10,285 Market: 0 Agricultural: 0 Common: 10,285 PRINTED 06/09/2026 BY SYS