COMM SW COR OF SE1/4, RUN E 248.
N 2530.31 FT FOR POB, W 678.94 F
324.86 FT, E 678.94 FT, S 324.86

WHEELER MALCOLM
158 SW BEAUREGARD GLN
LAKE CITY, FL 32024

2027

31-5S-16-03744-330

BUILDING CHARACTERISTICS

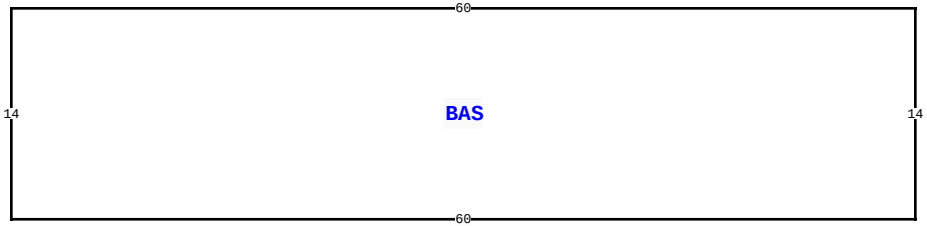
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	9,072
TOTALS	840			840	9,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	45.0000	27.00	22,680	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 840 HX Base Yr 2010



158 SW BEAUREGARD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	0296	SHED METAL	0	100	12	28	336.00	UT	11.00	11.00	100	2008	2008	3	100	3,696	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		9,072
TOTAL MARKET OB/XF VALUE		14,596
TOTAL LAND VALUE - MARKET		65,780
TOTAL MARKET VALUE		89,448
SOH/AGL Deduction		41,154
ASSESSED VALUE		48,294
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,294
TOTAL JUST VALUE		89,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28213	M H	325	11/12/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0738	2/08/2016	QC	U	I	11	22,200
GRANTOR: SHIRLEY M BENNETT (AK						
GRANTEE: LANDMART & ASSOCIAT						
1167/1045	1/15/2003	CD	Q	V	01	41,200
GRANTOR: SHIRLEY BENNETT						
GRANTEE: MALCOLM WHEELER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

LAND DESCRIPTION

TOTAL OB/XF 14,596

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,780							

REVIEW DATE 03/24/2026 BY JB Total Acres: 5.06 Total Land Value: 65,780 Market: 0 Agricultural: 0 Common: 65,780 PRINTED 11/17/2026 BY SYS