

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

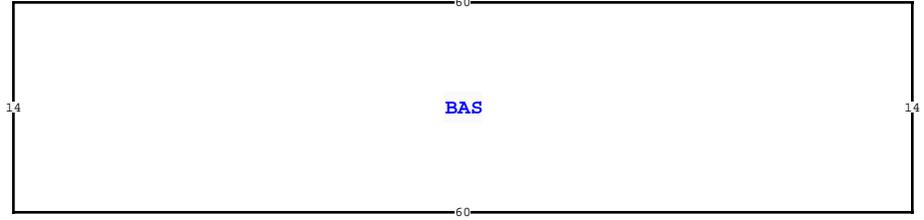
2026

31-5S-16-03744-330



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	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
BAS	840	100	
TOTALS	840		840 9,526

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2010		28.35	23,814	1982	1982	0	0	60.00	40.00
				Heated Area: 840			HX Base Yr 2010				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			9,526
TOTAL MARKET OB/XF VALUE			14,596
TOTAL LAND VALUE - MARKET			65,780
TOTAL MARKET VALUE			89,902
SOH/AGL Deduction			43,015
ASSESSED VALUE			46,887
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			21,887
TOTAL JUST VALUE			89,902
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,268

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	12	28	336.00	UT	11.00	11.00	100	2008
2	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2020
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2020
5	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2020

TOTAL OB/XF											
14,596											
BLD DATE	XF DATE	INC DATE	LGL DATE	AG DATE	05/06/2026	MLU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W60 S14 E60 N14\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.06	AC	1.00