

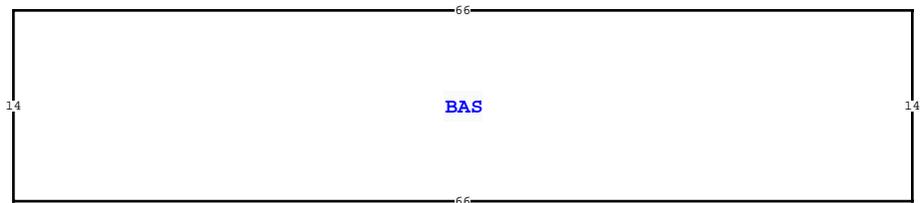
(AKA LOT 10 PINE FOREST UNREC):  
 SE1/4 OF SE1/4, RUN E ALONG S LI  
 NW 11 DEG 533.24 FT, N 1033.53 F

WHEELER MALCOLM BLAKE/MOSLEY KAYLEIGH BREANNE  
 158 SW BEAUREGARD GLN  
 LAKE CITY, FL 32024

**2026**

31-5S-16-03744-410  


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 Floo	01	NONE 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architactual	01	CONV 100	
Units		0 100	
Quality	02	02	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		924

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	924	45.9000	28.92	26,722	1985	1985	0	0	60.00	40.00			
2 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr														
														
262 SW BUCCANEER GLN, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/06/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		10,689	
TOTAL MARKET OB/XF VALUE		10,367	
TOTAL LAND VALUE - MARKET		100,100	
TOTAL MARKET VALUE		121,156	
SOH/AGL Deduction		0	
ASSESSED VALUE		121,156	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		121,156	
TOTAL JUST VALUE		121,156	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100,626	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/1337	9/04/2018	CD U	I	21		69,900
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: WHEELER MALCOLM BLA						
1293/0324	4/17/2015	QC U	I	38		26,400
GRANTOR: ALBERT W STEPHENS JR						
GRANTEE: DEAS BULLARD PROPER						

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	0040	BARN, POLE	0 0	34 35	1,190.00	UT	2.50	2.50	70	2000	2000	3	70	2,083	
2	0285	SALVAGE	0 0	0 0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
3	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0 0	56 14	784.00	UT	1.00	1.00	100	2008	2008	3	100	784	
TOTALS														10,367	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E66 N14\$.	

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	0200	C	MBL HM	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,100							