(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

2027

31-5S-16-03744-410

BUILDING CHARACTERISTICS

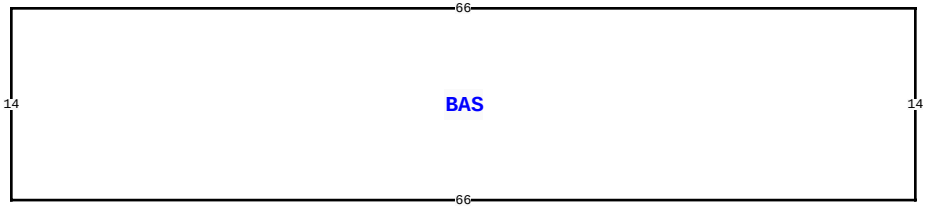
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	10,179
TOTALS	924			924	10,179

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	27.54	25,447	1985	1985	0	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	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	10,179
TOTAL MARKET OB/XF VALUE	10,367
TOTAL LAND VALUE - MARKET	100,100
TOTAL MARKET VALUE	120,646
SOH/AGL Deduction	0
ASSESSED VALUE	120,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,646
TOTAL JUST VALUE	120,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,646

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,367

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	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,100							

REVIEW DATE 05/04/2015 BY DF Total Acres: 10.01 Total Land Value: 100,100 Market: 0 Agricultural: 0 Common: 100,100 PRINTED 11/17/2026 BY SYS