LOT 1 BROOKSIDE S/D.

ORB 650-141, 942-1206.

WHEELER BRADLEY J/WHEELER CHRISTIE C
197 NW BROOKSIDE CT
LAKE CITY, FL 32055

2027

35-3S-16-02570-000

BUILDING CHARACTERISTICS

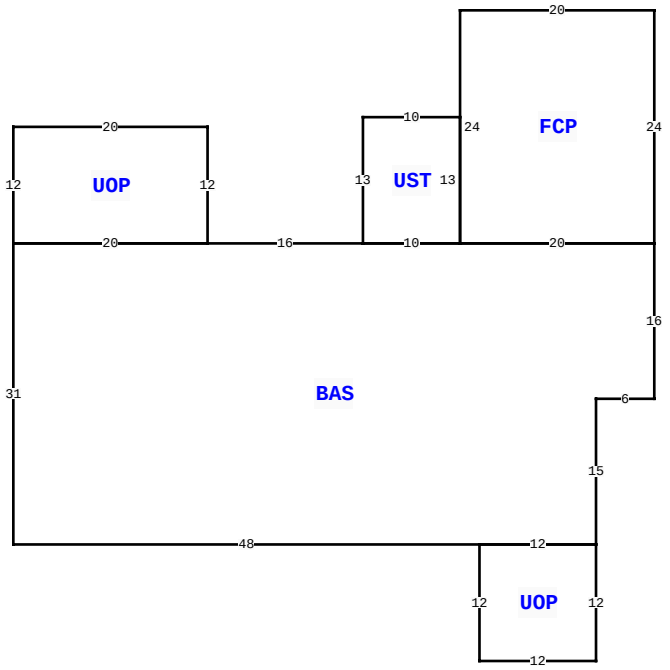
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100		1,956	148,411
FCP	480	25		120	9,105
UOP	144	20		29	2,200
UOP	240	20		48	3,642
UST	130	45		58	4,401
TOTALS	2,950			2,211	167,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,211	106.1180	116.73	258,090	1957	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1956 HX Base Yr



194 NW BROOKSIDE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,758
TOTAL MARKET OB/XF VALUE	20,993
TOTAL LAND VALUE - MARKET	26,820
TOTAL MARKET VALUE	215,571
SOH/AGL Deduction	0
ASSESSED VALUE	215,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,571
TOTAL JUST VALUE	215,571
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/1206	12/20/2001	WD	Q	I	06	31,800
GRANTOR: WHEELER ETAL						
GRANTEE: BRADLEY J & CHRISTI						
0650/0141	4/21/1988	WD	Q	I		60,000
GRANTOR: FRASER FRANCES M						
GRANTEE: WHEELER ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N12 W20 S12 E20$ W20 S31 E48 UOP= S12 E12 N12 W12$ E12 N15 E6 N16 FCP= N24 W20 S24 E20$ W20 UST= N13 W10 S13 E10$ W10$.

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	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	0130	CLFENCE 5	0	0	0	0	510.00	UT	5.50	5.50	60	2003	2003	3	60	1,683	
4	0281	POOL R/FIB	0	0	18	36	648.00	UT	65.00	65.00	100	2003	2003	3	40	16,848	
5	0260	PAVEMENT-A	0	0	10	70	700.00	UT	1.10	1.10	60	2003	2003	3	60	462	
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 20,993

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	0100	C	SFR	0			0.00	0.00	1.49	AC		1.00	1.00	1.00	18,000.00	18,000.00	26,820							

REVIEW DATE 07/12/2023 BY JB Total Acres: 1.49 Total Land Value: 26,820 Market: 0 Agricultural: 0 Common: 26,820 PRINTED 11/17/2026 BY SYS