

PART OF LOT 5 BROOKSIDE S/D DESC  
SW COR OF LOT 5, RUN N 277.90 FT  
FT, SE 78.60 FT, SW 233.39 FT, W

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

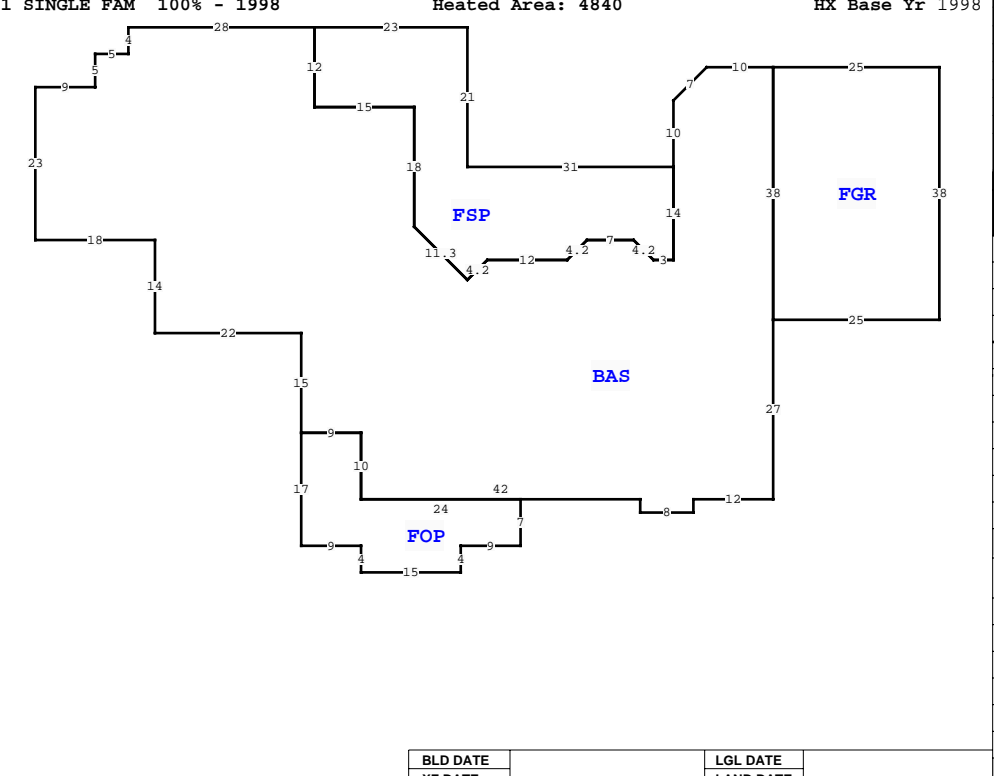
2026

35-3S-16-02575-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	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	09	09	
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
BAS	4,840	100	
FGR	950	55	
FOP	381	30	
FSP	861	40	
TOTALS	7,032		
			5,820
			673,481

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,820	143.5018	160.72	935,390	1997	1997	0	0	28.00	72.00
1 SINGLE FAM 100% - 1998 Heated Area: 4840 HX Base Yr 1998											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		673,481	
TOTAL MARKET OB/XF VALUE		34,659	
TOTAL LAND VALUE - MARKET		26,250	
TOTAL MARKET VALUE		734,390	
SOH/AGL Deduction		329,906	
ASSESSED VALUE		404,484	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		353,073	
TOTAL JUST VALUE		734,390	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		743,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051425	Remodel	50,465	11/07/2024
000051327	Roof Replacement	18,923	10/31/2024
11862	POOL	95	11/15/1996
11308	SFR	720	06/21/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 S4 W5 S5 W9 S23 E18 S14 E22 S15 FOP= S17 E9 S4 E15 N4 E9 N7 W24 N10 W9S E9 S10 E42 S2 E8 N2 E12 N27 FGR= E25 N38 W25 S38S N38 W10 L5 D5 S10 FSP= W31 N21 W23 S12 E15 S18 D8 R8 U3 R3 E12 U3 R3 E7 R3 D3 E3 N14SS14 W3 U3 L3 W7 L3 D3 W12 L3 D3 L8 U8 N18 W15 N12S.	

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	0280	POOL R/CON	0	100	36	18	648.00	UT	70.00	100	1997	1997	3	40	18,144		
2	0166	CONC,PAVMT	0	100	0	0	1,026.00	UT	1.50	100	1997	1997	3	100	1,539		
3	0166	CONC,PAVMT	0	100	0	0	2,844.00	UT	1.50	100	1997	1997	3	100	4,266		
4	0282	POOL ENCL	0	100	0	0	800.00	UT	15.00	100	1997	1997	3	40	4,800		
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	30	1997	1997	3	30	360	
6	0060	CARPORT F	0	100	18	40	720.00	UT	3.00	100	1997	1997	3	100	2,160		
7	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	100	1997	1997	3	100	1,350		
8	0169	FENCE/WOOD	0	100	0	0	160.00	UT	7.50	100	1997	1997	3	100	1,200		
9	0296	SHED METAL	0	100	12	14	168.00	UT	5.00	100	1997	1997	3	100	840		
TOTAL OB/XF															34,659		

LAND DESCRIPTION																								
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	0100	C	SFR	100		A-1	0.00	0.00	1.75	AC		1.00	1.00	1.00	15,000.00	15,000.00	26,250							