W DIV: COMM AT NE COR OF LOT OR
RUN S 105 FT FOR POB, CONT S 105
N 105 FT, E 80 FT TO POB. (BLOCK

WHEDBEE MARIANNE F/WHEDBEE SARA BETH
156 NW IRMA AVE
LAKE CITY, FL 32055

2026

00-00-00-12318-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

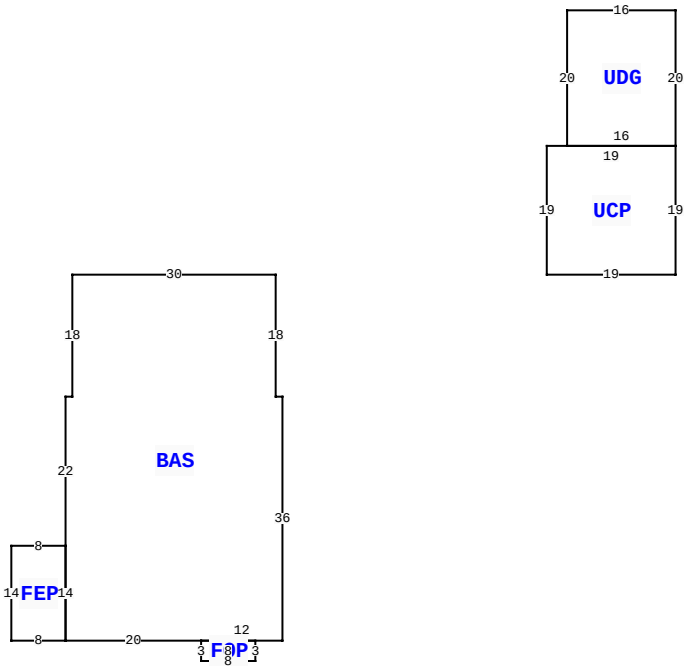
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100		1,692	116,491
FEP	112	80		90	6,196
FOP	24	30		7	482
UCP	361	20		72	4,957
UDG	320	55		176	12,117
TOTALS	2,509			2,037	140,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	94.5750	105.92	215,759	1948	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1692 HX Base Yr 2023



156 NW IRMA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		140,243
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		7,286
TOTAL MARKET VALUE		147,729
SOH/AGL Deduction		46,607
ASSESSED VALUE		101,122
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		45,400
TOTAL JUST VALUE		147,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045565	Roof Replacement	19,775	09/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/121	9/23/2024	WD	U	I	11	100
GRANTOR: WHEDBEE MARIANNE F						
GRANTEE: WHEDBEE MARIANNE F						
1491/2152	5/26/2023	WD	U	I	11	100
GRANTOR: VRANA SAVANNAH						
GRANTEE: WHEDBEE MARIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S18 W1 S22FEP= W8 S14 E8 N14$ S14 E20 FOP= S3 E8 N3 W8$ E12 N36 W1 N18$ PTR=E40 UCP= E19 N19 UDG= N20 W16 S20 E16$ W19 S19$ W40$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	100		*RSF-3	0.00	0.00	7,670.00	SF		1.00	1.00	1.00	0.95	0.95	7,286							

REVIEW DATE 08/27/2016 BY DF Total Acres: 0.18 Total Land Value: 7,286 Market: 0 Agricultural: 0 Common: 7,286 PRINTED 11/18/2025 BY SYS