

LOT 7 BLOCK A CENTURY OAK S/D.
ORB 654-232, 891-729, WD 1029-18

PEAVEY GEORGE H/PEAVEY TEENA M
277 SE WHISTLE LOOP
LAKE CITY, FL 32025

2026

16-4S-17-08382-357



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
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		3 100
Bathrooms		3 100
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	16417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100		1,928	160,071
FEP	160	80		128	10,627
FOP	18	30		5	415
FSP	232	40		93	7,721
UCP	441	20		88	7,306

TOTALS	2,779			2,242	186,141
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00
3	0169	FENCE/WOOD	0	100	18	8	144.00	UT	7.50
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
6	0282	POOL ENCL	0	100	18	34	630.00	UT	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

1 SINGLE FAM 100% - 2005

Heated Area: 1928

HX Base Yr 2005

277 SE WHISTLE LOOP, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
3	0169	FENCE/WOOD	0	100	18	8	144.00	UT	7.50	7.50	100	2004	2004	3	100	1,080	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0282	POOL ENCL	0	100	18	34	630.00	UT	15.00	15.00	100	2013	2013	3	40	3,780	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

REVIEW DATE	05/04/2017	BY	DF	Total Acres: 0.33	Total Land Value: 18,500	Market: 0	Agricultural: 0	Common: 18,500
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		186,141	
TOTAL MARKET OB/XF VALUE		20,796	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		225,437	
SOH/AGL Deduction		73,758	
ASSESSED VALUE		151,679	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		100,957	
TOTAL JUST VALUE		225,437	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052396	Generator	0	02/20/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1029/1886	10/29/2004	WD	Q	I		129,900	
GRANTOR: KURTZ							
GRANTEE: GEORGE & TEENA PEAV							
0891/0729	11/04/1999	WD	Q	I		90,000	
GRANTOR: TURNER							
GRANTEE: KURTZ							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FEP= N6 W16 S10 E16N4\$ S4 W16 N4 W13 FSP= W8 S29 E8 N29\$ S29 W8 S21 UCP= S21 E21 N21 W21\$ E21 N17FOP= E6 S3 W6 N3\$ E6S3 E7 S7E16 N11 E2 N18 W2 N14\$.									