

LOT 8 BLOCK A CENTURY OAK S/D.
377-431, 710-552, PB 929-380, 94

THOMPSON PARKER JAMES
261 SE WHISTLE LP
LAKE CITY, FL 32055

2026

16-4S-17-08382-358



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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		06 06			
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	1,404	100		1,404	157,265
FEP	228	80		182	20,387
FGR	315	55		173	19,379
FST	90	55		50	5,601
TOTALS	2,037			1,809	202,630

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0169	FENCE/WOOD	0	0	0	0			
2	0296	SHED METAL	0	0	0	0			
3	0120	CLFENCE 4	0	0	0	0			
								</	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	0	
				</	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,809 133.3500 149.35 270,174 1987 2000 0 0 0 25.00 75.00

1 SINGLE FAM 0% - 2023

Heated Area: 1404

HX Base Yr

Diagram showing property layout with areas labeled FEP, FST, FGR, and BAS.

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

04/21/2023 MLU

261 SE WHISTLE LOOP, LAKE CITY

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		202,630			
TOTAL MARKET OB/XF VALUE		2,800			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		223,930			
SOH/AGL Deduction		0			
ASSESSED VALUE		223,930			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		223,930			
TOTAL JUST VALUE		223,930			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		226,632			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1541/59	5/05/2025	WD	Q	I	01	265,000	
GRANTOR: DEBEHNKE RICHARD D							
GRANTEE: THOMPSON PARKER JAM							
1469/749	6/16/2022	WD	Q	I	01	239,900	
GRANTOR: PEAVEY GEORGE							
GRANTEE: DEBEHNKE RICHARD D							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W20 FEP= N12 W19 S12 E19\$ W32 FST= W15 S6 E15 N6\$ S6									
FGR= W15 S21 E15 N21\$ S21 E52 N27\$.									