LOT 15 BLOCK A CENTURY OAK S/D

ORB 377-431, 719-41, WD 1063-250

TORO ELENA M
157 SE WHISTLE LP
LAKE CITY, FL 32025

2026

16-4S-17-08382-365

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

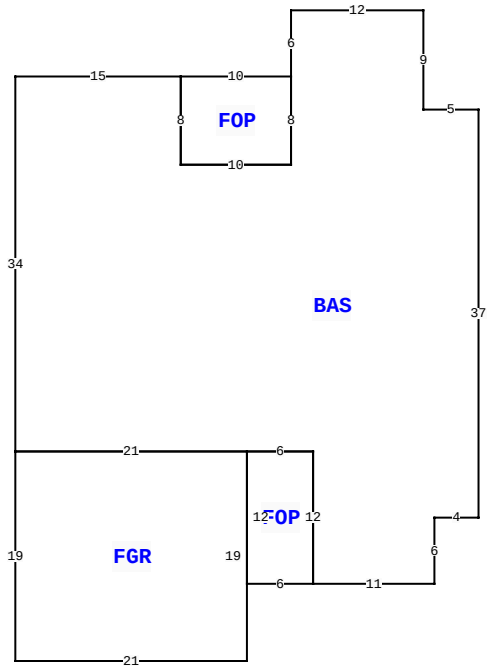
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		0 100
Frame	01	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	1,561	100		1,561	123,645
FGR	399	55		219	17,347
FOP	72	30		22	1,743
FOP	80	30		24	1,901
TOTALS	2,112			1,826	144,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,826	108.8000	121.86	222,516	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1561 HX Base Yr 2006



157 SE WHISTLE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,635
TOTAL MARKET OB/XF VALUE		1,309
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		164,444
SOH/AGL Deduction		53,417
ASSESSED VALUE		111,027
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,305
TOTAL JUST VALUE		164,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1063/2506	11/02/2005	WD	Q	I		123,600
GRANTOR: VAZQUEZ						
GRANTEE: ELENA M TORO						
0719/0041	5/10/1990	WD	Q	V		6,300
GRANTOR: WILLIAMS-DOUGLAS						
GRANTEE: LAURA VAZQUEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N9 W12 S6 FOP= W10 S8 E10 N8$ S8 W10 N8 W15 S34 FGR= S19 E21 N19 W21$ E21 FOP= S12 E6 N12 W6$ E6 S12 E11 N6 E4 N37$.

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	17	55	935.00	UT	1.40	1.40	100	0	0	3	100	1,309	

LAND DESCRIPTION

TOTAL OB/XF 1,309

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/04/2017 BY DF Total Acres: 1.11 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS