LOT 17 BLOCK A CENTURY OAK S/D

377-431, 743-826, TD 902-1260, 9

SOTO ANA P
2914 SW 117TH WAY
GAINESVILLE, FL 32608

**2026**

**16-4S-17-08382-367**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

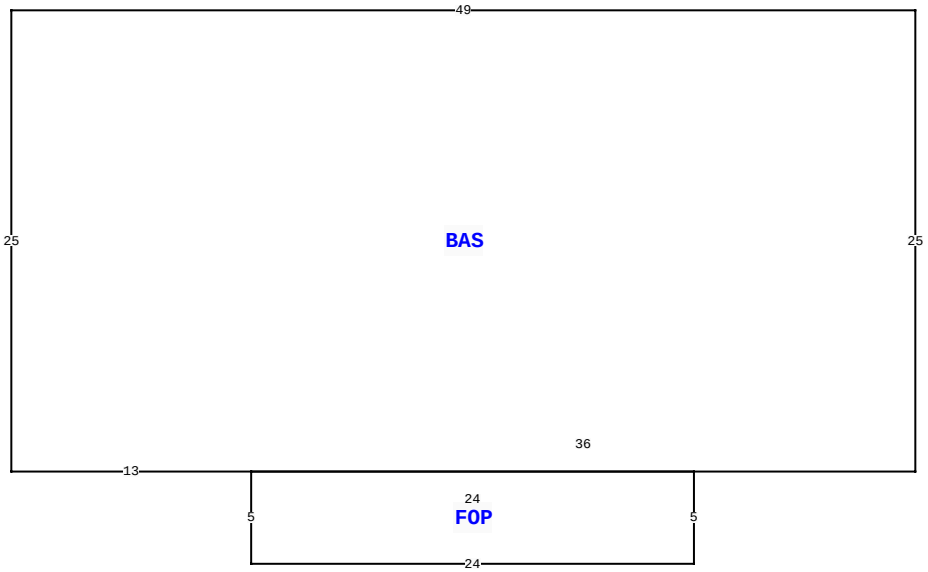
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 1,225 | 100 | | 1,225 | 82,759 |
| FOP | 120 | 30 | | 36 | 2,432 |
| TOTALS | 1,345 | | | 1,261 | 85,191 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,261 | 116.0000 | 129.92 | 163,829 | 2002 | 2002 | 0 | 0 | 25 | 23.00 | 52.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1225 HX Base Yr




117 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 | 85,191 |
| TOTAL MARKET OB/XF VALUE | 1,354 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 105,045 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 105,045 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 105,045 |
| TOTAL JUST VALUE | 105,045 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 106,683 |

SALE:1:1: LOT 17, BLK A, CENTURY OAKS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19768 | SFR | 301 | 07/23/2002 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0957/2155 | 7/12/2002 | WD | U | V | 08 | 6,900 |
| GRANTOR: ROBERTS | | | | | | |
| GRANTEE: QUIROS & SOTO | | | | | | |
| 0902/1260 | 5/15/2000 | TD | Q | V | 01 | 2,100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: DAVID & WANDA ROBER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W49 S25 E13 FOP= S5 E24 N5 W24$ E36 N25$.

### 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 | 0 | 0 | 0 | 477.00 | UT | 2.00 | 2.00 | 100 | 2002 | 2002 | 3 | 100 | 954 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 400 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,354

| 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 | 0 | | A-1 | 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: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS