LOT 10 BLOCK A SUWANNEE HILLS 87
1227, (WD ENCHANED LIFE ESTATE 1

WHITESIDE JAMES R
151 NW SUGAR CANE PLACE
LAKE CITY, FL 32055

2026

21-2S-16-01689-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

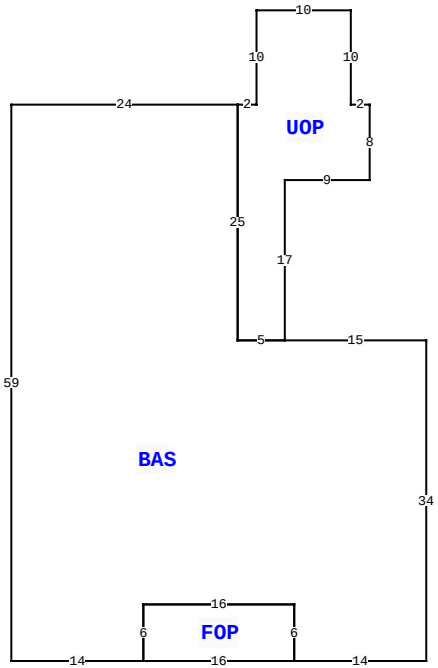
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 03
NEIGHBORHOOD/LOC	21216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	161,042
FOP	96	30		29	2,335
UOP	297	20		59	4,751
TOTALS	2,393			2,088	168,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,088	106.5060	119.29	249,078	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2000 Heated Area: 2000 HX Base Yr 2000



151 NW SUGARCANE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,128
TOTAL MARKET OB/XF VALUE		2,008
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		210,136
SOH/AGL Deduction		69,819
ASSESSED VALUE		140,317
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,595
TOTAL JUST VALUE		210,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045964	Roof Replacement	12,000	11/21/2022
15035	SFR	235	02/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/2468	8/04/2014	WD	U	I	30	100
GRANTOR: JAMES WHITESIDE (RESE						
GRANTEE: STACY B WHITESIDE						
0873/1226	1/25/1999	WD	Q	V		15,500
GRANTOR: I PAYNE						
GRANTEE: WHITESIDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S59 E14 FOP= E16 N6 W16 S6$ N6 E16 S6 E14 N34 W15
UOP= N17 E9 N8 W2 N10 W10 S10 W2 S25 E5$ W5 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	100	0	0	32.00	UT	1.50	1.50	100	1999	1999	3	100	48	
2	0031	BARN,MT AE	0	100	16	30	480.00	UT	4.00	4.00	50	1999	1999	3	50	960	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,008

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/04/2023 BY JS Total Acres: 5.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS