COMM SW COR OF SE1/4 OF NW1/4,
RUN N 872.73 FT, E 197.53 FT,
N 365.56 FT TO SW COR LOT 1

EVANS JANET K/BUNNER-EDWARDS KAREN ANN
124 SW WHIPPOORWILL WAY
LAKE CITY, FL 32024

2026

25-4S-16-03121-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

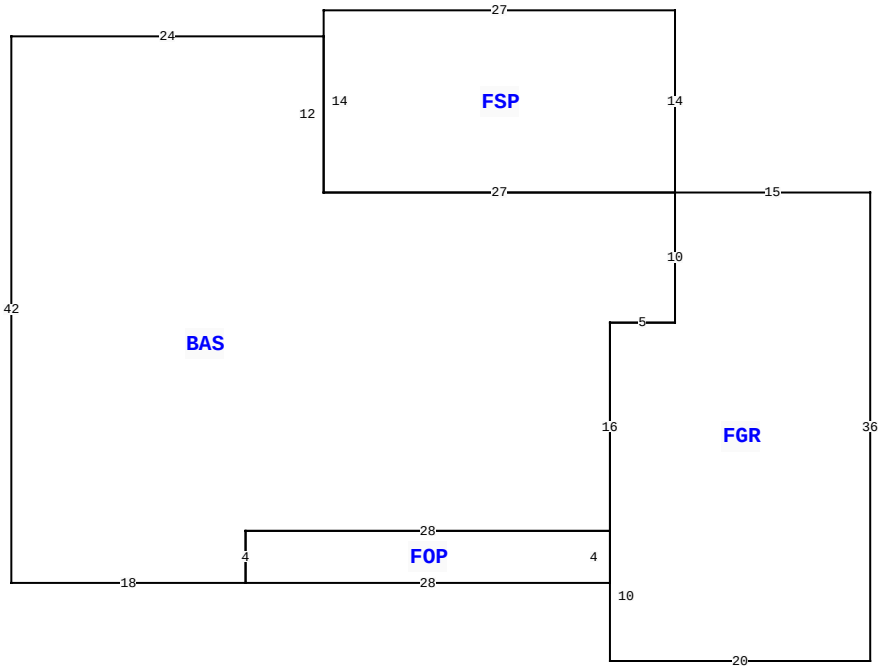
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	25416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100		1,606	139,131
FGR	670	55		368	31,881
FOP	112	30		34	2,946
FSP	378	40		151	13,081
TOTALS	2,766			2,159	187,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	119.0000	133.28	287,752	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1606 HX Base Yr 2006



124 SW WHIPPOORWILL WAY, 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		187,039
TOTAL MARKET OB/XF VALUE		6,440
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		211,979
SOH/AGL Deduction		89,059
ASSESSED VALUE		122,920
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,198
TOTAL JUST VALUE		211,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,979

LAND:1:1: 0.74 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30640	MAINT/ALTR	50	12/05/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1065/2716	11/21/2005	WD	Q	I		157,000
GRANTOR: EVELYN A CONE						
GRANTEE: JANET K EVANS & KAR						
0832/0914	12/16/1996	WD	Q	I		67,500
GRANTOR: WILLIAM J PETERS						
GRANTEE: JOSEPH L CONE SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 N12 W24 S42 E18 FOP= E28 N4 W28 S4$ N4 E28 FGR= S10 E20 N36 W15 S10 W5 S16$ N16 E5 N10$ FSP= N14 W27 S14 E27$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC,PAVMT	0	100	20	55	1,160.00	UT	2.00	2.00	100	1993	1993	3	100	2,320	
3	0296	SHED METAL	0	100	19	14	140.00	UT	5.00	5.00	100	1993	1993	3	100	700	
4	0120	CLFENCE 4	0	100	44	4	176.00	UT	7.50	7.50	100	2006	2006	3	100	1,320	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,440

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		RSF-	1183.00	175.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/07/2019 BY BC Total Acres: 0.74 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS