W DIV: COMM AT NE COR OF LOT OR
RUN S 105 FT FOR POB, CONT S 105
N 105 FT, E 80 FT TO POB. (BLOCK

WHEDBEE MARIANNE F/WHEDBEE SARA BETH
156 NW IRMA AVE
LAKE CITY, FL 32055

2027

00-00-00-12318-000

BUILDING CHARACTERISTICS

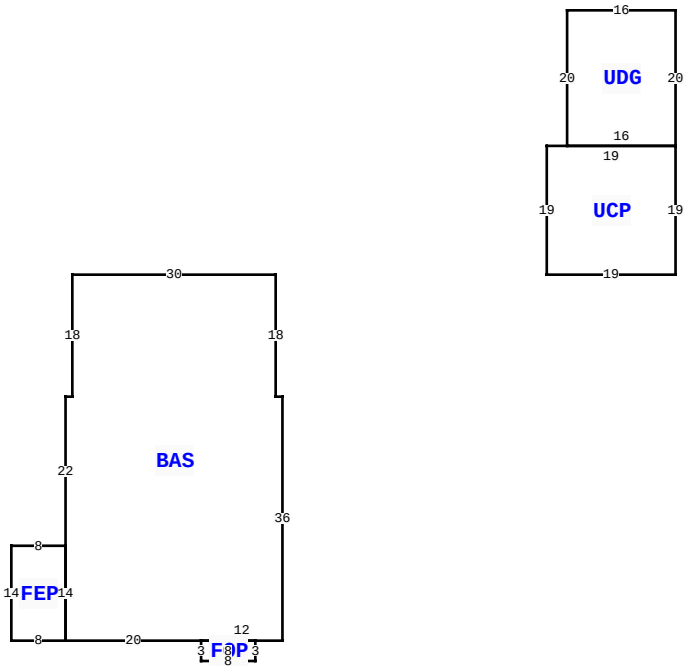
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100		1,692	114,412
FEP	112	80		90	6,086
FOP	24	30		7	473
UCP	361	20		72	4,869
UDG	320	55		176	11,901
TOTALS	2,509			2,037	137,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	94.5750	104.03	211,909	1948	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1692 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

156 NW IRMA AVE, LAKE CITY

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		137,741
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		11,505
TOTAL MARKET VALUE		149,446
SOH/AGL Deduction		45,593
ASSESSED VALUE		103,853
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		47,442
TOTAL JUST VALUE		149,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045565	Roof Replacement	19,775	09/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/121	9/23/2024	WD	U	I	11	100
GRANTOR: WHEDBEE MARIANNE F						
GRANTEE: WHEDBEE MARIANNE F						
1491/2152	5/26/2023	WD	U	I	11	100
GRANTOR: VRANA SAVANNAH						
GRANTEE: WHEDBEE MARIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S18 W1 S22FEP= W8 S14 E8 N14$ S14 E20 FOP= S3 E8 N3 W8$ E12 N36 W1 N18$ PTR=E40 UCP= E19 N19 UDG= N20 W16 S20 E16$ W19 S19$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 200

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-3	0.00	0.00	7,670.00	SF		1.00	1.00	1.00	1.50	1.50	11,505							

REVIEW DATE 08/27/2016 BY DF Total Acres: 0.18 Total Land Value: 11,505 Market: 0 Agricultural: 0 Common: 11,505 PRINTED 11/17/2026 BY SYS