

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

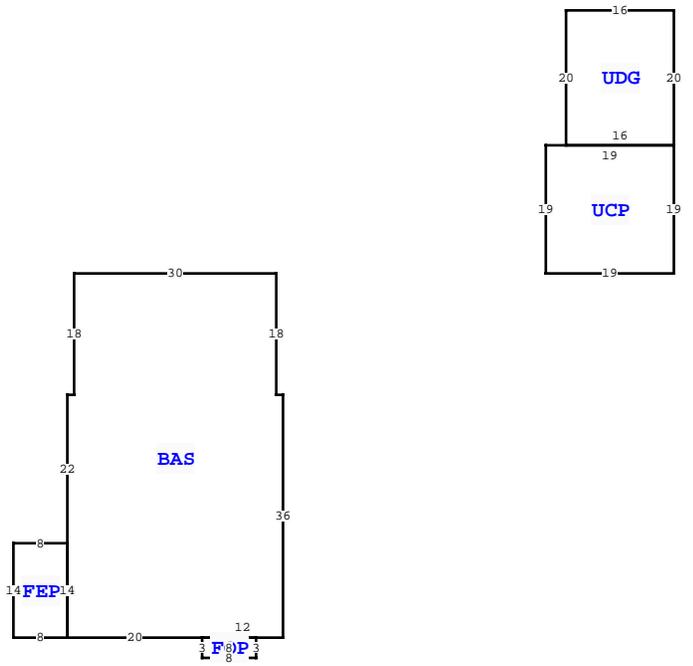
WHEDBEE MARIANNE F/WHEDBEE SARA BETH
 156 NW IRMA AVE
 LAKE CITY, FL 32055

2026

00-00-00-12318-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,692	100	
FEP	112	80	
FOP	24	30	
UCP	361	20	
UDG	320	55	
TOTALS	2,509		

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	107.82	219,629	1948	1965	0	0	35.00	65.00
1 SINGLE FAM			100% - 2023	Heated Area: 1692		HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			142,759
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			7,286
TOTAL MARKET VALUE			150,245
SOH/AGL Deduction			49,417
ASSESSED VALUE			100,828
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			44,417
TOTAL JUST VALUE			150,245
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,729

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
 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\$.

EXTRA FEATURES																
L N	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			0.00	100	0	0	3	100	200	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.95	0.95	7,286						