LOT 5 CREST POINTE S/D.

ORB 959-400, WD 1014-1594. WD 14

WHITLEY HAROLD D/WHITLEY DONNA E
118 SW CRESTPOINTE CT
LAKE CITY, FL 32024

2027

11-4S-16-02905-405

BUILDING CHARACTERISTICS

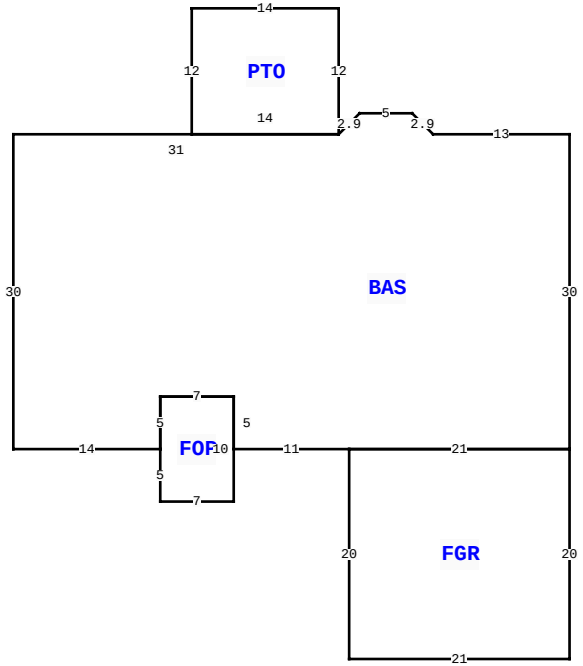
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	153,682
FGR	420	55		231	22,626
FOP	70	30		21	2,057
PTO	168	5		8	784
TOTALS	2,227			1,829	179,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,829	118.3000	130.13	238,008	2002	2002	0	0	0	24.73	75.27

1 SINGLE FAM 100% - 2005 Heated Area: 1569 HX Base Yr 2005



118 SW CRESTPOINTE CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,149
TOTAL MARKET OB/XF VALUE		1,734
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		215,883
SOH/AGL Deduction		73,583
ASSESSED VALUE		142,300
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,889
TOTAL JUST VALUE		215,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/623	8/24/2021	WD	U	I	11	0
GRANTOR: WHITLEY HAROLD D						
GRANTEE: WHITLEY HAROLD D						
1014/1594	5/04/2004	WD	Q	I		129,900
GRANTOR: KATHLEEN A NELSON						
GRANTEE: HAROLD D & DONNA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W5 D2 L2 PTO= N12 W14 S12 E14$ W31 S30 E14
FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E11 FGR= S20 E21 N20 W21$ E21 N30$.

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	842.00	UT	2.00	2.00	100	2002	2002	3	100	1,684	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,734

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/08/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS