LOT 7 BLOCK A CENTURY OAK S/D.
ORB 654-232, 891-729, WD 1029-18

PEAVEY GEORGE H/PEAVEY TEENA M
277 SE WHISTLE LOOP
LAKE CITY, FL 32025

2027

16-4S-17-08382-357

BUILDING CHARACTERISTICS

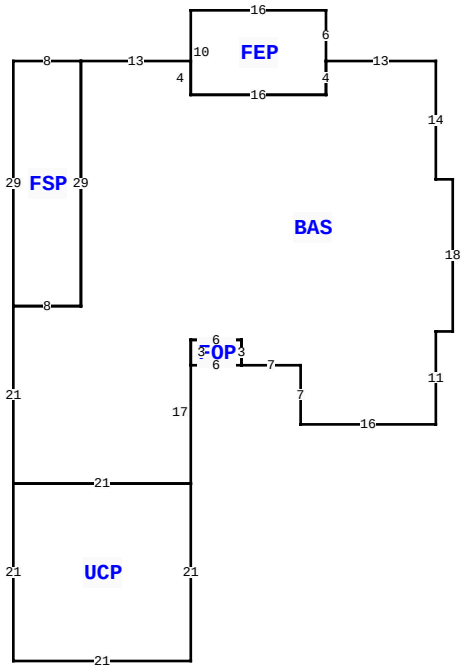
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	16417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100		1,928	157,214
FEP	160	80		128	10,438
FOP	18	30		5	408
FSP	232	40		93	7,584
UCP	441	20		88	7,176
TOTALS	2,779			2,242	182,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	114.0480	125.45	281,259	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1928 HX Base Yr 2005



277 SE WHISTLE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	1,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
3	0169	FENCE/WOOD	0	100	18	8	144.00	UT	7.50	7.50	100	2004	2004	3	100	1,080	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0282	POOL ENCL	0	100	18	34	630.00	UT	15.00	15.00	100	2013	2013	3	40	3,780	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,818
TOTAL MARKET OB/XF VALUE		26,496
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		227,814
SOH/AGL Deduction		66,169
ASSESSED VALUE		161,645
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,234
TOTAL JUST VALUE		227,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052396	Generator	0	02/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1029/1886	10/29/2004	WD	Q	I		129,900
GRANTOR: KURTZ						
GRANTEE: GEORGE & TEENA PEAV						
0891/0729	11/04/1999	WD	Q	I		90,000
GRANTOR: TURNER						
GRANTEE: KURTZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FEP= N6 W16 S10 E16N4$ S4 W16 N4 W13 FSP= W8 S29 E8 N29$ S29 W8 S21 UCP= S21 E21 N21 W21$ E21 N17FOP= E6 S3 W6 N3$ E6S3 E7 S7E16 N11 E2 N18 W2 N14$.

LAND DESCRIPTION

TOTAL OB/XF 26,496

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	18,500.00	18,500.00	18,500							

REVIEW DATE 03/09/2026 BY robin Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS