



ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,809	133.3500	152.02	275,004	1987	2000	0	0	25.00	75.00

1 SINGLE FAM 0% - 2026 Heated Area: 1404 HX Base Yr

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		206,253	
TOTAL MARKET OB/XF VALUE		2,800	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		227,553	
SOH/AGL Deduction		0	
ASSESSED VALUE		227,553	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		227,553	
TOTAL JUST VALUE		227,553	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		226,632	

Quality	06	06			
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	1,404	100		1,404	160,077
FEP	228	80		182	20,751
FGR	315	55		173	19,724
FST	90	55		50	5,701
TOTALS	2,037			1,809	206,253

261 SE WHISTLE LOOP, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/59	5/05/2025	WD Q	Q	I	01	265,000
GRANTOR: DEBEHNKE RICHARD D						
GRANTEE: THOMPSON PARKER JAM						
1469/749	6/16/2022	WD Q	Q	I	01	239,900
GRANTOR: PEAVEY GEORGE						
GRANTEE: DEBEHNKE RICHARD D						

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2004	2004	3	100	800	
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W20 FEP= N12 W19 S12 E19\$ W32 FST= W15 S6 E15 N6\$ S6
FGR= W15 S21 E15 N21\$ S21 E52 N27\$.

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							