LOT 8 BLOCK A CENTURY OAK S/D.
377-431, 710-552, PB 929-380, 94

THOMPSON PARKER JAMES
261 SE WHISTLE LP
LAKE CITY, FL 32055

2027

16-4S-17-08382-358

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

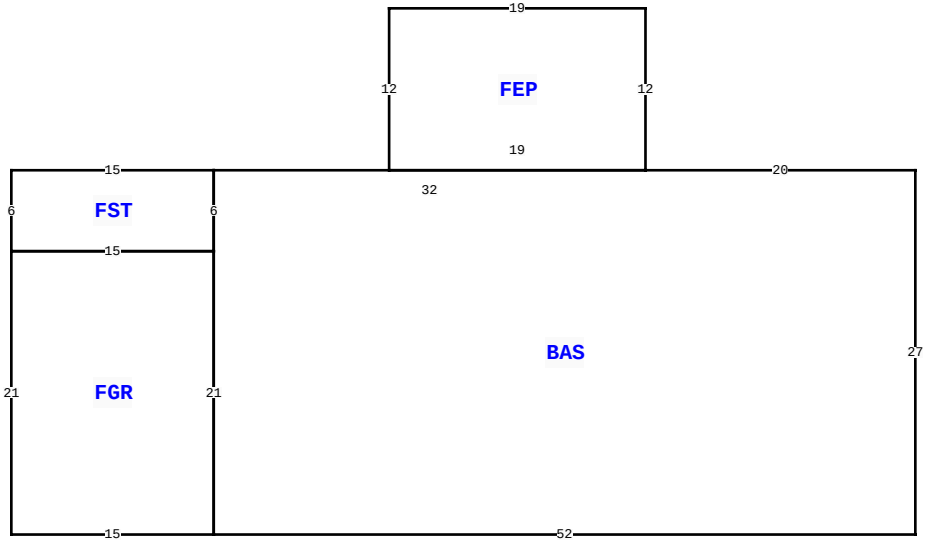
NEIGHBORHOOD/LOC 16417.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	154,454
FEP	228	80		182	20,022
FGR	315	55		173	19,032
FST	90	55		50	5,501
TOTALS	2,037			1,809	199,008

MARKET ADJUSTMENTS

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	146.68	265,344	1987	2000	0	0	0	25.00	75.00

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



261 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	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	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	199,008
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	220,308
SOH/AGL Deduction	0
ASSESSED VALUE	220,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,308
TOTAL JUST VALUE	220,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,930

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	I	01	265,000
GRANTOR: DEBEHNKE RICHARD D						
GRANTEE: THOMPSON PARKER JAM						
1469/749	6/16/2022	WD	Q	I	01	239,900
GRANTOR: PEAVEY GEORGE						
GRANTEE: DEBEHNKE RICHARD D						

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 2,800

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	0		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 08/01/2025 BY TP Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS