LOTS 13 & 14 BLOCK A CENTURY OAK
537-88, 609-542, 622-17, 957-289

JOHNSON THOMAS E
181 SE WHISTLE LOOP
LAKE CITY, FL 32025-3958

2027

16-4S-17-08382-363

BUILDING CHARACTERISTICS

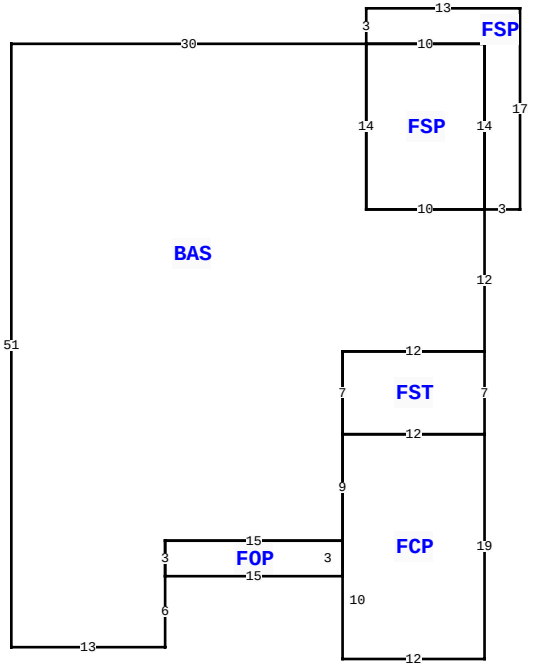
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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		16417.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,465	100		1,465	119,898
FCP	228	25		57	4,665
FOP	45	30		14	1,146
FSP	81	40		32	2,619
FSP	140	40		56	4,583
FST	84	55		46	3,765
TOTALS	2,043			1,670	136,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	114.4640	125.91	210,270	1984	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1465 HX Base Yr 2017



181 SE WHISTLE LOOP, 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	136,676
TOTAL MARKET OB/XF VALUE	17,400
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	199,076
SOH/AGL Deduction	49,034
ASSESSED VALUE	150,042
TOTAL EXEMPTION VALUE	HX HB 13 127,657
BASE TAXABLE VALUE	22,385
TOTAL JUST VALUE	199,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045541	Electrical Servic	0	09/22/2022
000043363	Storage Building	18,000	12/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2133	11/04/2021	WD	Q	V	04	12,500
GRANTOR: FEAGLE MARLIN M						
GRANTEE: JOHNSON THOMAS E						
1315/1805	5/23/2016	WD	Q	I	01	112,000
GRANTOR: KRISTIN A GIEBEIG (YA						
GRANTEE: THOMAS E JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S51 E13 N6 FOP= E15 N3 W15 S3$ N3 E15 FCP= S10 E12 N19 W12 S9$ N9 FST= E12 N7 W12S7$ N7 E12 N12 FSP= E3 N17 W13 S3 E10 S14$ FSP= N14 W10 S14 E10$ W10 N14$.

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	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0031	BARN,MT AE	0	100	30	30	900.00	UT	18.00	18.00	100	2023	2022		100	16,200	

LAND DESCRIPTION

TOTAL OB/XF 17,400

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	22,500.00	22,500.00	22,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/26/2022 BY JB Total Acres: 0.72 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS