LOT 5 BLOCK C CENTURY OAK S/D.

498-52, 741-1778, 750-1178, 834-

CHRISTIE DOROTHY L/BUSSCHER RHONDA C
118 SE WHISTLE LOOP
LAKE CITY, FL 32025

2027

16-4S-17-08382-429

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	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

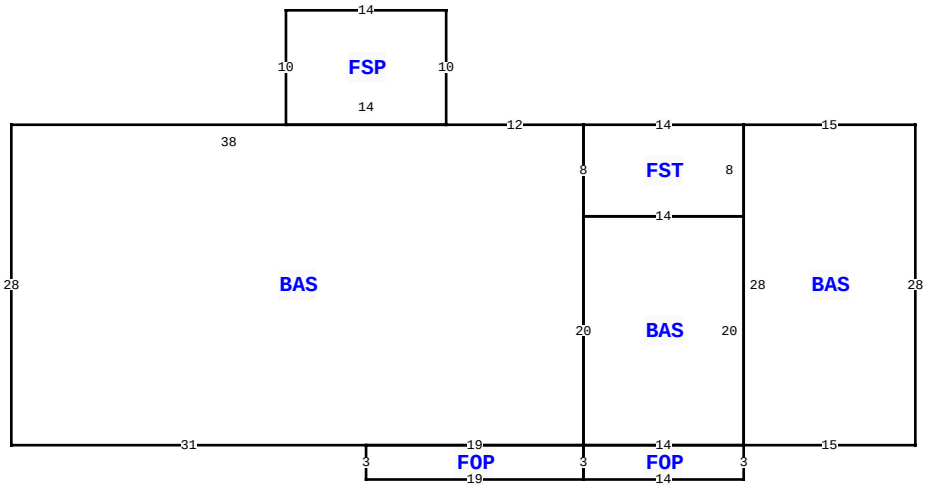
NEIGHBORHOOD/LOC 16417.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	20,352
BAS	420	100		420	30,527
BAS	1,400	100		1,400	101,756
FOP	42	30		13	945
FOP	57	30		17	1,236
FSP	140	40		56	4,070
FST	112	55		62	4,506
TOTALS	2,451			2,248	163,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,248	101.6560	111.82	251,371	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2002 Heated Area: 2100 HX Base Yr 2002



118 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	0258	PATIO	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,391
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		182,591
SOH/AGL Deduction		69,828
ASSESSED VALUE		112,763
TOTAL EXEMPTION VALUE	HA HAB	27,598
BASE TAXABLE VALUE		85,165
TOTAL JUST VALUE		182,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,558

SALE:8:1: INTENT OF GRANTOR TO RELINGUISH LIFE EST

SALE:4:1: CERTIFICATE OF TITLE

SALE:3:1: LOT 5, BLK C CENTRUY OAK

SALE:1:1: RESERVING LIFE ESTATE FOR DOROTHY CHRIST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053920	Roof Replacement	12,000	08/26/2025
19161	ADDN SFR	136	01/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0939/0563	11/05/2001	WD	Q	I	06	0
GRANTOR: DOROTHY L CHRISTIE						
GRANTEE: DOROTHY CHRISTIE &						
0939/0562	11/05/2001	QC	Q	I	01	0
GRANTOR: ASHLEY B ATKINSON KNA						
GRANTEE: DOROTHY L CHRISTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W14 S10 E14$ W38 S28 E31 FOP= S3 E19 N3 W19$ E19 FOP= S3 E14 N3 W14$ BAS= E14 BAS= E15 N28 W15 S28$ N20 W14 S20$ N20 FST= E14 N8 W14 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 700

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	50		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2025 BY chuck Total Acres: 0.35 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS