

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

2026

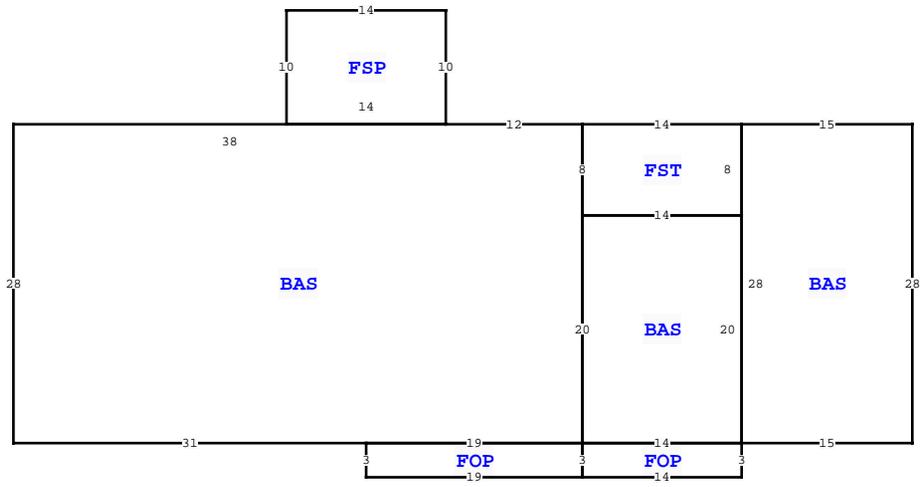
16-4S-17-08382-429

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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/	

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	115.89	260,521	1981	1981	0	0	35.00	65.00

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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	21,092
BAS	420	100		420	31,638
BAS	1,400	100		1,400	105,460
FOP	42	30		13	980
FOP	57	30		17	1,281
FSP	140	40		56	4,219
FST	112	55		62	4,670
TOTALS	2,451			2,248	169,339

118 SE WHISTLE LOOP, LAKE CITY

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

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		169,339
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		188,539
SOH/AGL Deduction		82,778
ASSESSED VALUE		105,761
TOTAL EXEMPTION VALUE	HA HAB	26,066
BASE TAXABLE VALUE		79,695
TOTAL JUST VALUE		188,539
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\$.

EXTRA FEATURES

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	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	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							