LOT 19 HIGH POINTE S/D & PART OF POINTE S/D DESC AS: BEG SE COR O DEG W 1100.52 FT TO SW COR OF SA

CALIENDO MICHAEL P/THOMSON JAMES W
260 NW WHITTON CT
LAKE CITY, FL 32055

2027

20-3S-16-02202-119

BUILDING CHARACTERISTICS

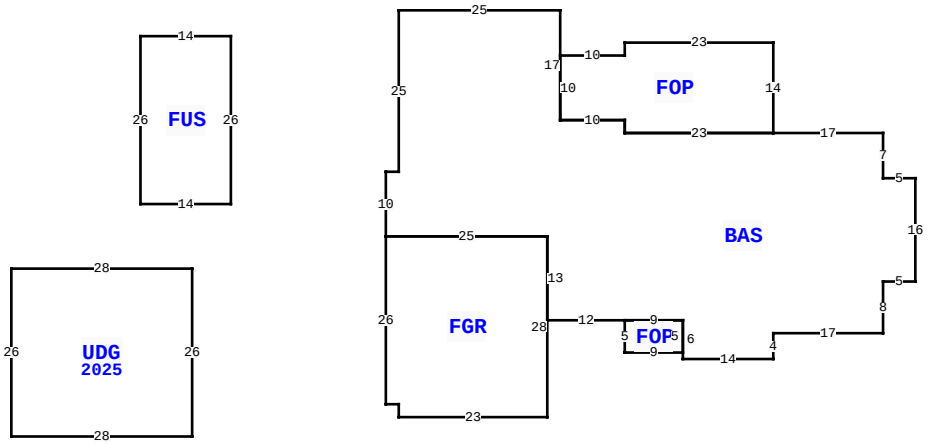
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,589	100		2,589	339,983
FGR	696	55		383	50,295
FOP	45	30		14	1,838
FOP	422	30		127	16,677
FUS	364	100		364	47,800
UDG	728	55	2025	400	52,527
TOTALS	4,844			3,877	509,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,877	124.3588	136.79	530,335	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2026 Heated Area: 2953 HX Base Yr 2026



260 NW WHITTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	509,122
TOTAL MARKET OB/XF VALUE	53,558
TOTAL LAND VALUE - MARKET	103,125
TOTAL MARKET VALUE	665,805
SOH/AGL Deduction	226,256
ASSESSED VALUE	439,549
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	388,138
TOTAL JUST VALUE	665,805
NCON VALUE	44,068
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	631,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056660	Solar Power Syste	37,800	09/25/2026
000055660	Screen Enclosure	41,500	05/12/2026
000053728	Swimming Pool and	157,000	07/31/2025
000048757	Storage Building	25,000	11/30/2023
000041776	New Residential C	200,000	04/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1453	3/21/2025	WD	Q	I	01	900,000
GRANTOR: GILLESPIE WILLIAM WES						
GRANTEE: CALIENDO MICHAEL P						
1502/1441	11/07/2023	QC	U	V	11	100
GRANTOR: GILLESPIE WILLIAM W J						
GRANTEE: GILLESPIE WILLIAM W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=24,-9] W5 N7 W17 W23 N2 W10 N17 W25 S25 W2 S10 E25 S13 E12 E9 S6 E14 N4 E17 N8 E5 N16 $
FGR=[ORIG=-33,0] W25 S26 E2 S2 E23 N28 $
FOP=[ORIG=2,-16] N14 W23 S2 W10 S10 E10 S2 E23 $
FUS=[ORIG=-96,-31] E14 S26 W14 N26 $
FOP=[ORIG=-21,18] E9 N5 W9 S5 $
UDG=[YR=2025;ORIG=-116,5] E28 S26 W28 N26 $
.

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	1,230.00	UT	3.00	3.00	100	2022	2021		100	3,690	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
4	0280	POOL R/CON	0	100	0	0	578.00	UT	70.00	70.00	100	2027	2026		98	39,651	
5	0080	DECKING	0	100	0	0	1,262.00	UT	3.50	3.50	100	2027	2026		100	4,417	

LAND DESCRIPTION

TOTAL OB/XF 53,558

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.50	55,000.00	82,500.00	82,500							
2	0000	C	VAC RES	100		PRRD	0.00	0.00	0.25	LT		1.00	1.00	1.50	55,000.00	82,500.00	20,625							

REVIEW DATE 04/15/2026 BY robin Total Acres: 15.39 Total Land Value: 103,125 Market: 0 Agricultural: 0 Common: 103,125 PRINTED 11/16/2026 BY SYS