

COMM SW COR OF SE1/4 OF NW1/4,
 RUN N 872.73 FT, E 197.53 FT,
 N 365.56 FT TO SW COR LOT 1

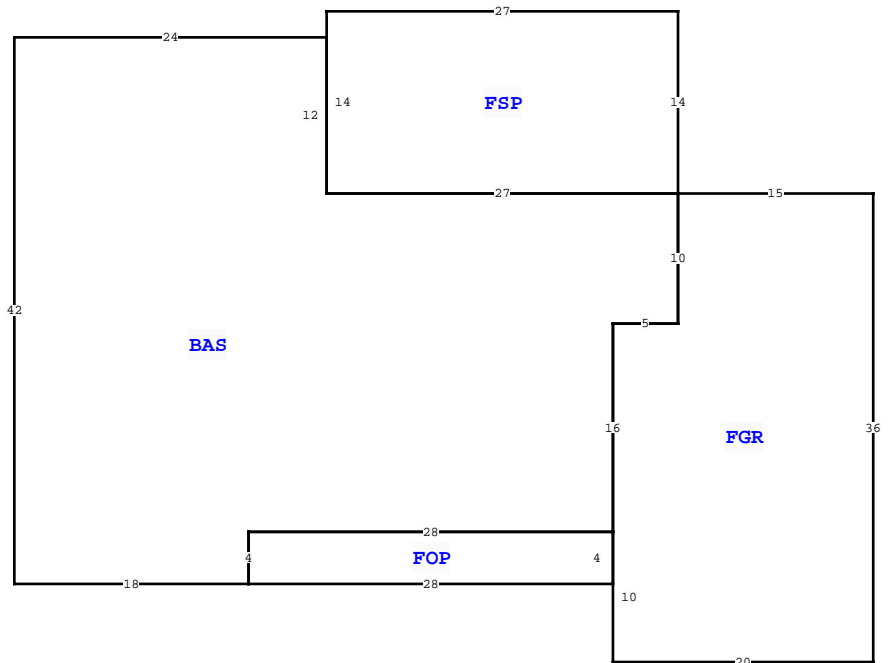
EVANS JANET K/BUNNER-EDWARDS KAREN ANN
 124 SW WHIPPOORWILL WAY
 LAKE CITY, FL 32024

2026

25-4S-16-03121-023

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2006								



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	25416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100		1,606	139,131
FGR	670	55		368	31,881
FOP	112	30		34	2,946
FSP	378	40		151	13,081
TOTALS	2,766			2,159	187,039

124 SW WHIPPOORWILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	100	0	0	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC, PAVMT	0	100	20	55	UT	2.00	2.00	100	1993	1993	3	100	2,320	
3	0296	SHED METAL	0	100	19	14	UT	5.00	5.00	100	1993	1993	3	100	700	
4	0120	CLFENCE 4	0	100	44	4	UT	7.50	7.50	100	2006	2006	3	100	1,320	
5	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	2,000	

TOTAL OB/XF 6,440

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF	1183.00	175.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			187,039
TOTAL MARKET OB/XF VALUE			6,440
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			215,979
SOH/AGL Deduction			93,417
ASSESSED VALUE			122,562
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			71,151
TOTAL JUST VALUE			215,979
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,979

LAND:1:1: 0.74 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30640	MAINT/ALTR	50	12/05/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1065/2716	11/21/2005	WD	Q	I		157,000
GRANTOR: EVELYN A CONE						
GRANTEE: JANET K EVANS & KAR						
0832/0914	12/16/1996	WD	Q	I		67,500
GRANTOR: WILLIAM J PETERS						
GRANTEE: JOSEPH L CONE SR &						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W27 N12 W24 S42 E18 FOP= E28 N4 W28 S4\$ N4 E28 FGR= S10 E20 N36 W15 S10 W5 S16\$ N16 E5 N10\$ FSP= N14 W27 S14 E27\$.