LOT 10 SHADOW WOOD S/D UNIT 2.
756-1532, 804-720, 947-1572,QC 1

WHITEHEAD RUSSELL W/WHITEHEAD JOANNE M
239 SE LOXLEY GLN
LAKE CITY, FL 32024

2027

27-6S-17-09784-110

BUILDING CHARACTERISTICS

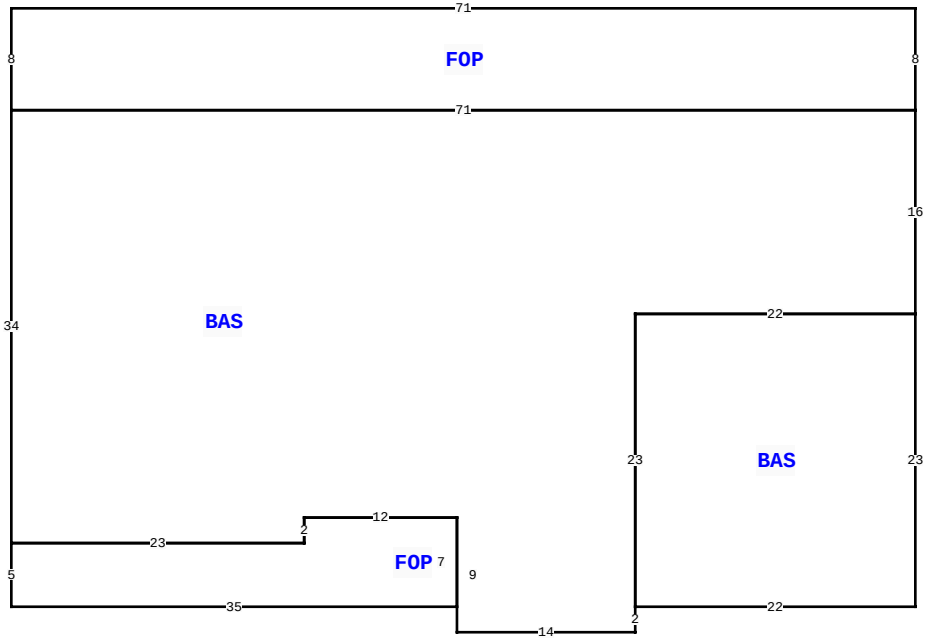
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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 02
NEIGHBORHOOD/LOC		27617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	506	100		506	12,140
BAS	2,092	100		2,092	50,191
FOP	199	30		60	1,440
FOP	568	30		170	4,079
TOTALS	3,365			2,828	67,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,828	109.0560	119.96	339,247	2004	2004	0	60	0	21.00	20.00

1 SINGLE FAM 100% - 2006 Heated Area: 2598 HX Base Yr 2006



239 SE LOXLEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	540.00	UT	2.00	2.00	75	2013	2013	3	75	810	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0210	GARAGE U	0	100	35	24	840.00	UT	10.00	10.00	50	2013	2013	3	50	4,200	
6	0166	CONC,PAVMT	0	100	24	24	576.00	UT	2.00	2.00	100	2013	2013	3	100	1,152	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,849
TOTAL MARKET OB/XF VALUE	7,962
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	140,941
SOH/AGL Deduction	34,494
ASSESSED VALUE	106,447
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	55,036
TOTAL JUST VALUE	140,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,174

BLDG:1:3: FUTURE.
BLDG:1:2: GIVEN DEPR DUE TO POSSIBLE PROBLEM IN TH
BLDG:1:1: SINKHOLE HAS CAUSED FOUNDATION PROBLEMS,
SALE:1:1: LOT 10 SHADWOOD UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20016	SFR	368	10/07/2002
17616	PUMP/UTPOL	30	11/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/2665	3/13/2026	QC	U	I	11	100
GRANTOR: WHITEHEAD RUSSELL						
GRANTEE: WHITEHEAD RUSSELL W						
1544/1121	7/14/2025	LE	U	I	14	100
GRANTOR: WHITEHEAD RUSSEL						
GRANTEE: WHITEHEAD RUSSEL (E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W71 S8 E71$ BAS= W71 S34 FOP= S5 E35 N7 W12 S2 W23$
E23 N2 E12 S9 E14 N2 BAS= E22 N23 W22 S23 $ N23 E22 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,962

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		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 10/30/2017 BY BC Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS