

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

2025

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	20,721
BAS	420	100		420	31,081
BAS	1,400	100		1,400	103,604
FOP	42	30		13	962
FOP	57	30		17	1,258
FSP	140	40		56	4,144
FST	112	55		62	4,588
TOTALS	2,451			2,248	166,358

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0258	PATIO	0	100	0	0	1.00	UT	0.00
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	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	113.85	255,935	1981	1981	0	0	0 35.00	65.00

1 SINGLE FAM 100% - 2002

Heated Area: 2100

HX Base Yr 2002

Floor plan details: Overall dimensions 38' x 28'. Rooms include BAS (Basement), FST (First Floor), FOP (Front Porch), and FSP (Side Porch). Dimensions are provided for each room and overall lot dimensions.

118 SE WHISTLE LOOP, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

TOTAL OB/XF									
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COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	2			
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 2		Tax Dist:							
BUILDING MARKET VALUE				166,358					
TOTAL MARKET OB/XF VALUE				700					
TOTAL LAND VALUE - MARKET				18,500					
TOTAL MARKET VALUE				185,558					
SOH/AGL Deduction				86,112					
ASSESSED VALUE				99,446					
TOTAL EXEMPTION VALUE		HX HB WX		55,722					
BASE TAXABLE VALUE				43,724					
TOTAL JUST VALUE				185,558					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				175,169					
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			
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 Q I 06		0	
GRANTOR:DOROTHY L CHRISTIE									
GRANTEE:DOROTHY CHRISTIE &									
0939/0562		11/05/2001		QC		Q Q I 01		0	
GRANTOR:ASHLEY B ATKINSON KNA									
GRANTEE:DOROTHY L CHRISTIE									
BUILDING NOTES									