

LOT 7 BLOCK A CENTURY OAK S/D.
ORB 654-232, 891-729, WD 1029-18

PEAVEY GEORGE H/PEAVEY TEENA M
277 SE WHISTLE LOOP
LAKE CITY, FL 32025

2025

16-4S-17-08382-357



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 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		3 100
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	1,928	100		1,928	150,071
FEP	160	80		128	9,963
FOP	18	30		5	389
FSP	232	40		93	7,239
UCP	441	20		88	6,850

TOTALS	2,779			2,242	174,512
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00
3	0169	FENCE/WOOD	0	100	18	8	144.00	UT	7.50
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
6	0282	POOL ENCL	0	100	18	34	630.00	UT	15.00

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		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALS

0100012,242114.0480119.75268,4801989198900035.0065.00

1 SINGLE FAM - 100% - 2005Heated Area: 1928HX Base Yr 2005

277 SE WHISTLE LOOP, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/21/2023 MLU									

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				174,512	
TOTAL MARKET OB/XF VALUE				21,269	
TOTAL LAND VALUE - MARKET				18,500	
TOTAL MARKET VALUE				214,281	
SOH/AGL Deduction				67,020	
ASSESSED VALUE				147,261	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				96,539	
TOTAL JUST VALUE				214,281	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				217,344	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1029/1886	10/29/2004	WD	Q	I		129,900	
GRANTOR: KURTZ							
GRANTEE: GEORGE & TEENA PEAV							
0891/0729	11/04/1999	WD	Q	I		90,000	
GRANTOR: TURNER							
GRANTEE: KURTZ							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W13 FEP= N6 W16 S10 E16N4\$ S4 W16 N4 W13 FSP= W8 S29 E8 N29\$ S29 W8 S21 UCP= S21 E21 N21 W21\$ E21 N17FOP= E6 S3 W6 N3\$ E6S3 E7 S7E16 N11 E2 N18 W2 N14\$.									