LOT 4 BLOCK A PICCADILLY PARK
SOUTH S/D. 586-233, DC 1035-
2000, DC 1352-2376, PB 1370-

FINLEY EDWARD R/FINLEY HAZEL A
213 SW MOCKINGBIRD WAY
LAKE CITY, FL 32024-4355

2026

25-4S-16-03121-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

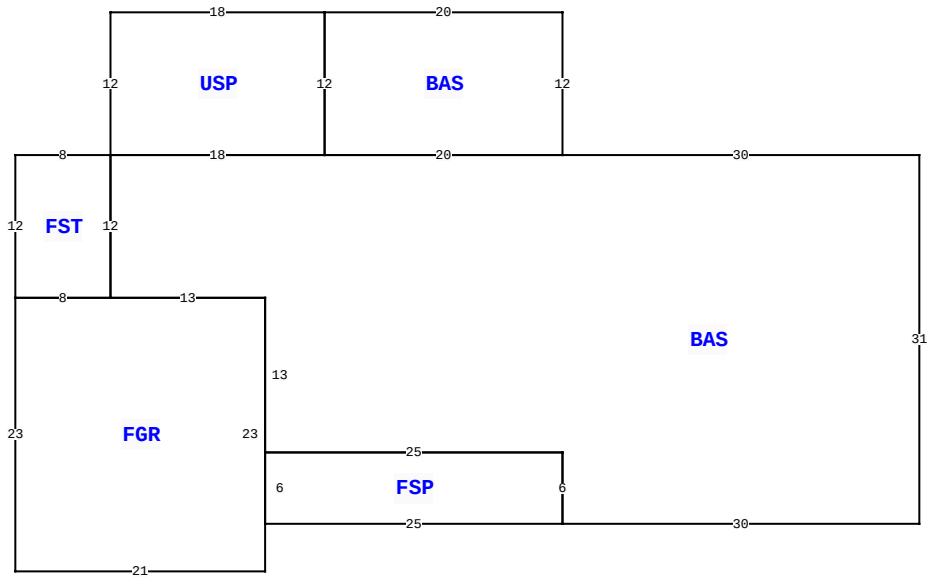
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	25416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	21,100
BAS	1,711	100		1,711	150,430
FGR	483	55		266	23,386
FSP	150	40		60	5,275
FST	96	55		53	4,660
USP	216	35		76	6,682
TOTALS	2,896			2,406	211,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,406	120.7650	135.26	325,436	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1951 HX Base Yr 2019



213 SW MOCKINGBIRD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,533
TOTAL MARKET OB/XF VALUE		3,088
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		233,121
SOH/AGL Deduction		82,799
ASSESSED VALUE		150,322
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,600
TOTAL JUST VALUE		233,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,121

LAND:1:1: 0.57 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041350	Roof Replacement	13,875	02/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/0859	10/23/2018	WD	Q	I	01	166,000
GRANTOR: SUSANNE ELIZABETH CIC						
GRANTEE: EDWARD R FINLEY & H						
1370/0834	10/05/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WILLI						
GRANTEE: SUSANNE ELIZABETH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= N12 W20 S12 E20$ W20 USP= N12 W18 S12 E18$ W18 FST= W8 S12 E8 N12$ S12 FGR= W8 S23 E21 N23 W13$ E13 S13 FSP= S6 E25 N6 W25$ E25 S6 E30 N31$.

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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	16	59	944.00	UT	2.00	2.00	100	1996	1996	3	100	1,888	

LAND DESCRIPTION

TOTAL OB/XF 3,088

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		RSF-	1160.00	155.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/05/2021 BY JS Total Acres: 0.57 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS