LOT 5 BLOCK A PICCADILLY PARK SO
WD 1132-1189, WD 1469-2635

WYRICK MICHAEL ALVIN/WYRICK ALICIA DAWN
243 SW MOCKINGBIRD WAY
LAKE CITY, FL 32024

2026

25-4S-16-03121-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

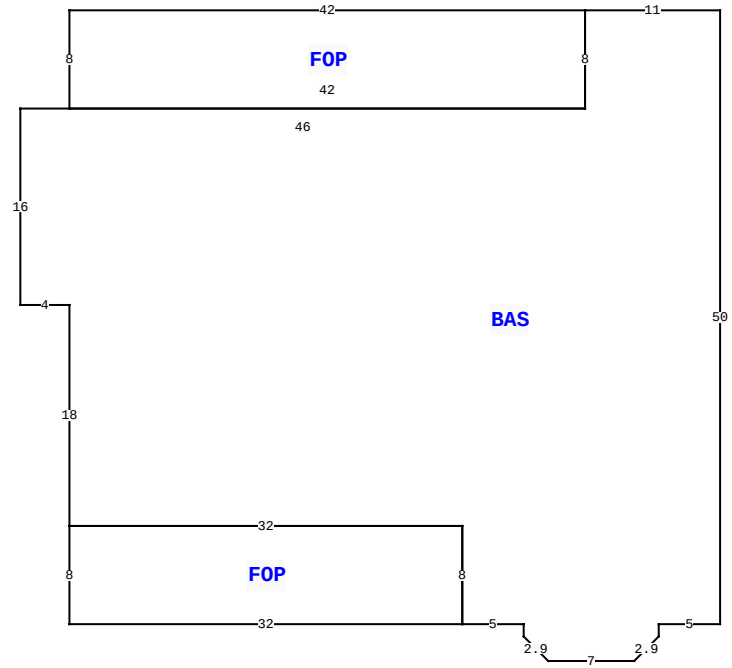
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 25416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100		2,151	251,273
FOP	256	30		77	8,995
FOP	336	30		101	11,798
TOTALS	2,743			2,329	272,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,329	127.1952	142.46	331,789	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2025 Heated Area: 2151 HX Base Yr 2025



243 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		272,067
TOTAL MARKET OB/XF VALUE		39,717
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		330,284
SOH/AGL Deduction		0
ASSESSED VALUE		330,284
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,562
TOTAL JUST VALUE		330,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,910

LAND:1:1: 0.57 AC. LOW AREA ON LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24667	SFR	636	06/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/2635	6/24/2022	WD	Q	I	01	380,000
GRANTOR: WRYE EDWIN E JR						
GRANTEE: WYRICK MICHAEL ALVI						
1132/1189	9/28/2007	WD	Q	I		211,500
GRANTOR: NORTON HOME IMPROVMEN						
GRANTEE: EDWIN WYRE JR & TIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= W42 S8 E42 N8$ S8 W46 S16 E4 S18 FOP= S8 E32 N8 W32$ E32 S8 E5 S1 R2 D2 E7 U2 R2 N1 E5 N50$.

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	0120	CLFENCE 4	0	100	0	0	170.00	UT	7.50	7.50	100	2007	2007	3	100	1,275	
2	0166	CONC,PAVMT	0	100	0	0	2,358.00	UT	3.00	3.00	100	2007	2007	3	100	7,074	
3	0210	GARAGE U	0	100	26	32	832.00	UT	16.00	16.00	100	2014	2014	3	100	13,312	
4	0166	CONC,PAVMT	0	100	0	0	900.00	UT	2.00	2.00	100	2014	2014	3	100	1,800	
5	0169	FENCE/WOOD	0	100	0	0	100.00	UT	15.50	15.50	100	2014	2014	3	100	1,550	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0280	POOL R/CON	0	100	10	22	220.00	UT	70.00	70.00	100	2019	2019	3	89	13,706	

LAND DESCRIPTION

TOTAL OB/XF 39,717

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 09/19/2022 BY CP Total Acres: 0.57 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS