

LOT 1 BLK B PICCADILLY PARK SOUT
ORB 636-790. ORB 705-808, 738-68

BREEDEN LARRY L/BREEDEN FRANCES J
123 SW WHIPPORWILL WAY
LAKE CITY, FL 32024

2026

25-4S-16-03121-007



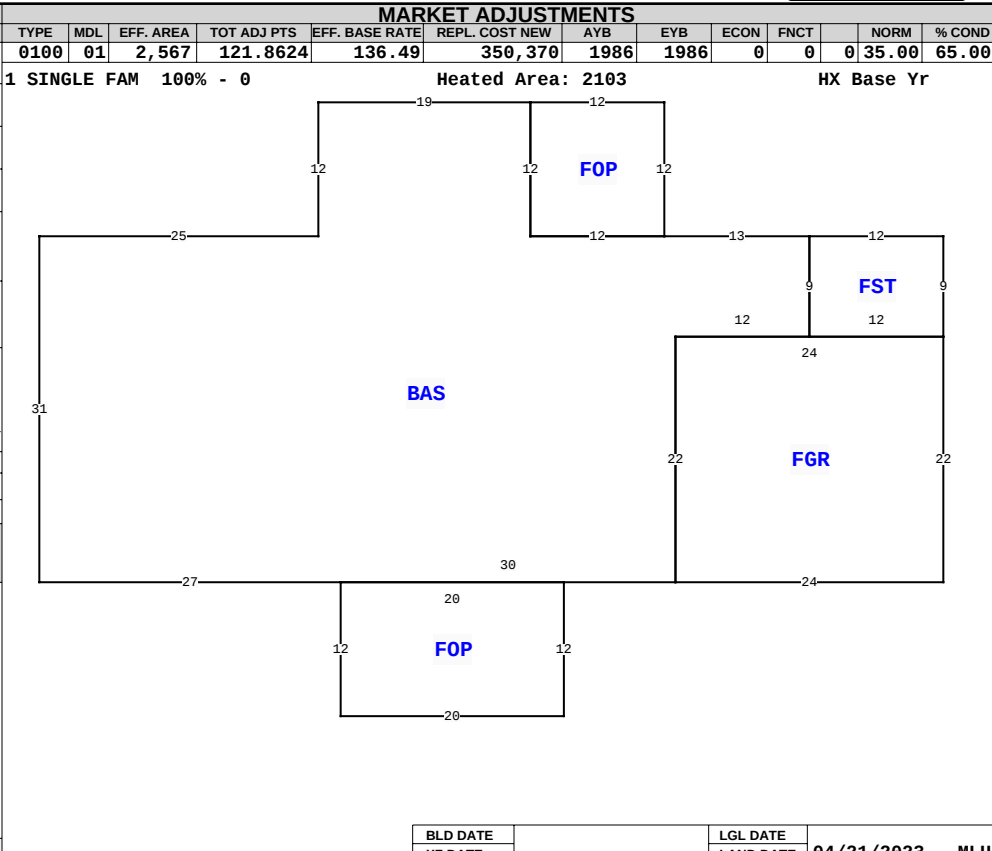
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,103	100		2,103	186,575
FGR	528	55		290	25,728
FOP	144	30		43	3,815
FOP	240	30		72	6,388
FST	108	55		59	5,234
TOTALS	3,123			2,567	227,740

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0 100	0	0	900.00	UT	1.50	1.50
3	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00
4	0258	PATIO	0 100	0	0	1.00	UT	0.00	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		RSF-	1170.00	150.00	1.00

REVIEW DATE 07/07/2019 BY KR



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0 100	0	0	900.00	UT	1.50	1.50
3	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00
4	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0 100	0	0	900.00	UT	1.50	1.50
3	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00
4	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00

Total Acres: 0.59 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					227,740				
TOTAL MARKET OB/XF VALUE					6,131				
TOTAL LAND VALUE - MARKET					18,500				
TOTAL MARKET VALUE					252,371				
SOH/AGL Deduction					109,371				
ASSESSED VALUE					143,000				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					92,278				
TOTAL JUST VALUE					252,371				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					252,371				

SALE:1:1: LOT 1, BLK B, PICCADILLY PARK
LAND:1:1: 0.59 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31859	MAINT/ALTR	45	04/03/2014
30497	MAINT/ALTR	40	10/20/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0738/0686	11/08/1990	WD	Q	I		83,900
GRANTOR: JOHN BRIDWELL						
GRANTEE: LARRY BREEDEN						
0636/0790	11/09/1987	WD	Q	I		68,000
GRANTOR: NORTON HOME IMP						
GRANTEE: BRIDWELL JOHN						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W25 S31 E27 FOP= S12 E20N12 W20\$ E30 FGR= E24 N22 W24 S22\$ N22 E12 FST= E12 N9 W12 S9\$ N9 W13 FOP= N12 W12 S12 E12\$ W12 N12 W19 S12\$.									

PRINTED 11/19/2025 BY SYS