LOT 3 BLOCK B PICCADILLY PARK SO
638-362, 770-177, 783-562, 789-2

PERLA CALEB
814 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

25-4S-16-03121-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

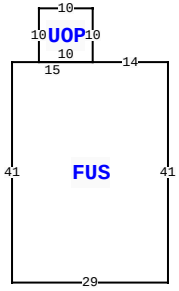
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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/

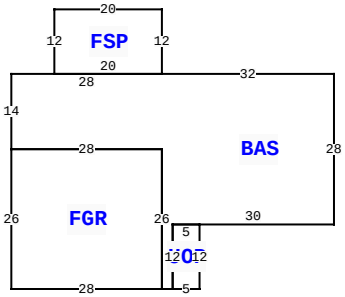
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100		1,312	110,702
FGR	728	55		400	33,751
FSP	240	40		96	8,100
FUS	1,189	100		1,189	100,324
UOP	60	20		12	1,013
UOP	100	20		20	1,687
TOTALS	3,629			3,029	255,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,029	115.9053	129.81	393,194	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2501 HX Base Yr 2023





814 SW COUNTY ROAD 242 , 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		255,576
TOTAL MARKET OB/XF VALUE		5,890
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		279,966
SOH/AGL Deduction		14,185
ASSESSED VALUE		265,781
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,059
TOTAL JUST VALUE		279,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,966

SALE:3:1: LOT 3, BLK B PICCADILLY PARK SOUTH

SALE:2:1: LOT 3 BLOCK B PICCADILLY PARK SOUTH

SALE:1:1: LOT 3 BLK B PICCADILLY PARK SOUTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/2333	7/17/2025	WD	Q	I	01	320,000
GRANTOR: HOUGH BRADLEY THOMAS						
GRANTEE: PERLA CALEB						
1477/2488	10/21/2022	WD	Q	I	01	300,000
GRANTOR: LAW DREW E III						
GRANTEE: HOUGH BRADLEY THOMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= N12 W20 S12 E20$ W28 S14 FGR= S26 E28 N26W28$ E28 S26 E2 N12 UOP= S12 E5 N12 W5$ E30 N28 $ PTR=N30 FUS= N41 W14 UOP= N10 W10 S10 E10$ W15 S41 E29$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,090	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,890

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-	1153.00	170.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/19/2025 BY TP Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS