LOT 4 BLOCK B PICCADILLY PARK
SOUTH S/D ORB 767-1278,
813-926, 955-766, 987-1691, WD

STROHL ZECHARIS
782 SW COUNTY RD 242
LAKE CITY, FL 32024-4312

2026

25-4S-16-03121-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

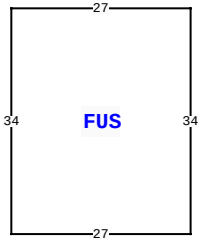
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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/

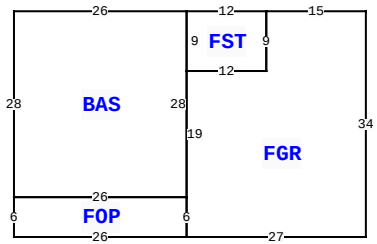
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	63,641
FGR	810	55		446	38,989
FOP	156	30		47	4,109
FST	108	55		59	5,158
FUS	918	100		918	80,250
TOTALS	2,720			2,198	192,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	120.0812	134.49	295,609	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1646 HX Base Yr 2014





782 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		192,146
TOTAL MARKET OB/XF VALUE		12,533
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		223,179
SOH/AGL Deduction		77,150
ASSESSED VALUE		146,029
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		90,307
TOTAL JUST VALUE		223,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,179

LAND:1:1: 0.61 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048914	Roof Replacement	13,000	12/27/2023
28377	MAINT/ALTR	25	02/17/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1309/2666	1/20/2016	WD	U	I	11	100
GRANTOR: SAMANTHA & ZECHARIS S						
GRANTEE: ZECHARIS STROHL						
1268/2597	1/28/2014	WD	U	I	30	100
GRANTOR: SAMANTHA & ZECHARIS S						
GRANTEE: SAMANTHA & ZECHARIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S28 FOP= S6 E26 N6 W26$ E26 FGR= S6 E27N34 W15 FST= W12 S9 E12 N9$S9 W12 S19$ N28$ PTR= N30 FUS= N34 W27 S34 E27$ 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	1,917.00	UT	2.00	2.00	100	1996	1996	3	100	3,834	
2	0262	PRCH,FOP	0	100	26	18	468.00	UT	2.50	2.50	70	1996	1996	3	70	819	
3	0140	CLFENCE 6	0	100	0	0	400.00	UT	6.50	6.50	100	1996	1996	3	100	2,600	
4	0210	GARAGE U	0	100	30	16	480.00	UT	11.00	11.00	100	2013	2013	3	100	5,280	

LAND DESCRIPTION

TOTAL OB/XF 12,533

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-	1155.00	170.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY JS Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS