LOT 7 BLOCK B PICCADILLY PARK SO
643-31, 951-1005, DC 1376-1494,

BRANDT WILLIAM/JOHNSON RACHEL ANN
698 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

25-4S-16-03121-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

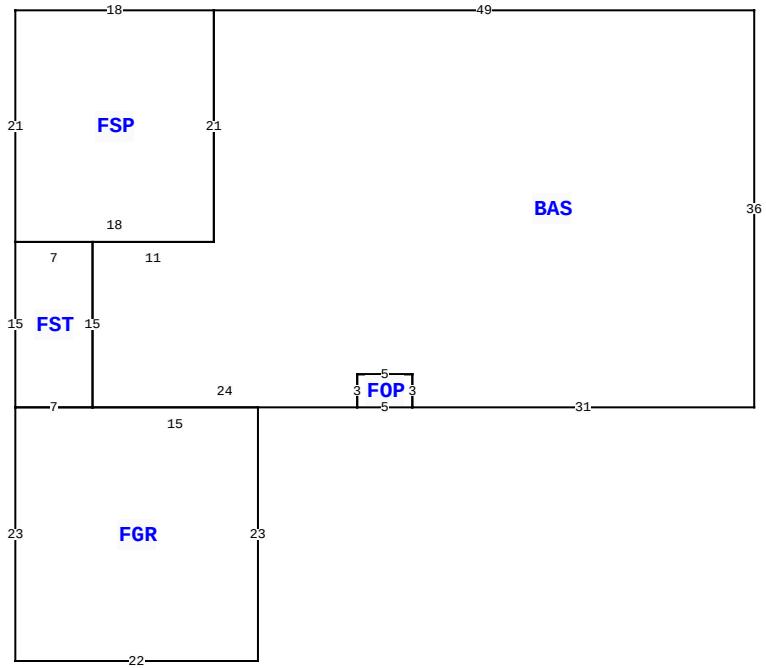
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	06	06
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	1,914	100		1,914	160,078
FGR	506	55		278	23,251
FOP	15	30		4	335
FSP	378	40		151	12,629
FST	105	55		58	4,851
TOTALS	2,918			2,405	201,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,405	114.8868	128.67	309,451	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1914 HX Base Yr 2024



698 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		201,143
TOTAL MARKET OB/XF VALUE		5,240
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		224,883
SOH/AGL Deduction		0
ASSESSED VALUE		224,883
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		174,161
TOTAL JUST VALUE		224,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,883

LAND:1:1: 0.61 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/2633	4/03/2023	WD	Q	I	01	230,000
GRANTOR: LITTLE SUSAN						
GRANTEE: BRANDT WILLIAM						
1486/2378	3/20/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LEMIN						
GRANTEE: LITTLE SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W49 S21 W11 S15 E24 N3 E5 S3 E31 N36 $
FGR=[ORIG=-60,36] W7 S23 E22 N23 W15 $
FSP=[ORIG=-49,0] W18 S21 E18 N21 $
FST=[ORIG=-60,21] W7 S15 E7 N15 $
FOP=[ORIG=-36,36] E5 N3 W5 S3 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	18	90	1,620.00	UT	2.00	2.00	100	1996	1996	3	100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 5,240

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 05/26/2023 BY ME Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS