LOT 13 BLOCK B PICCADILLY
PARK SOUTH S/D. ORB 776-791
DC 1130-734, WD 1325-2188,

WILSON FRANK TYLER
239 SW BLUEBERRY PL
LAKE CITY, FL 32024-4354

2026

25-4S-16-03121-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

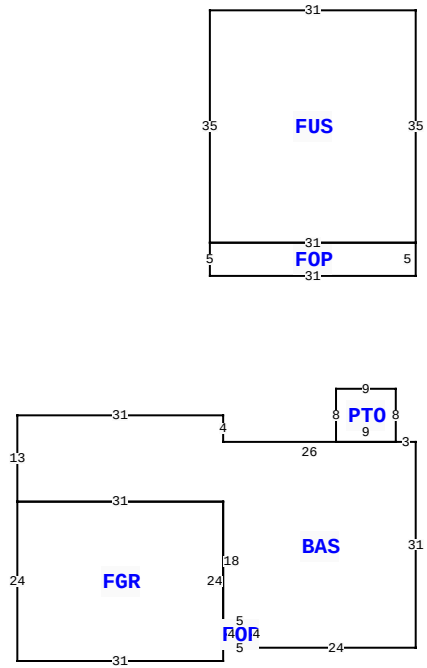
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	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	1,282	100		1,282	110,829
FGR	744	55		409	35,358
FOP	20	30		6	519
FOP	155	30		46	3,977
FUS	1,085	100		1,085	93,798
PTO	72	5		4	346
TOTALS	3,358			2,832	244,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,832	118.7525	133.00	376,656	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2367 HX Base Yr 2017



239 SW BLUEBERRY PL, 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		244,826
TOTAL MARKET OB/XF VALUE		6,890
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		270,216
SOH/AGL Deduction		79,792
ASSESSED VALUE		190,424
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,702
TOTAL JUST VALUE		270,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,216

LAND:1:1: 0.61 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051571	Roof Replacement	17,349	11/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/2188	11/14/2016	WD	Q	I	01	180,000
GRANTOR: LEILA E ASHLEMAN						
GRANTEE: FRANK TYLER WILSON						
0776/0791	6/18/1993	WD	Q	I		86,000
GRANTOR: NORTON HOME IMP						
GRANTEE: A R ASHLEMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 PTO= N8 W9 S8 E9 $ W26 N4 W31 S13 FGR= S24 E31 N24 W31$ E31 S18 FOP= S4 E5 N4 W5$ E5 S4 E24 N31$ PTR=N30 FUS= N35 W31 S35 FOP= S5 E31 N5 W31$ E31 $ 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	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	0	0	2,064.00	UT	1.40	1.40	100	0	0	3	100	2,890	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,890

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

REVIEW DATE 12/16/2024 BY JS Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS