LOT 14 BLOCK B PICCADILLY PARK
SOUTH S/D. 666-81, WD 1272-
2599, WD 1337-35,

DETTMER TRENA M
269 SW BLUEBERRY PL
LAKE CITY, FL 32024

2026

25-4S-16-03121-020

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	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 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	07	07

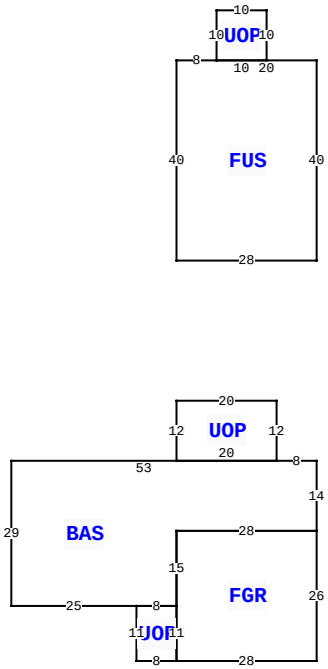
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100		1,349	135,219
FGR	728	55		400	40,095
FUS	1,120	100		1,120	112,265
UOP	88	20		18	1,804
UOP	100	20		20	2,005
UOP	240	20		48	4,811
TOTALS	3,625			2,955	296,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,955	137.6910	154.21	455,691	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2469 HX Base Yr 2018



269 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		296,199
TOTAL MARKET OB/XF VALUE		21,707
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		336,406
SOH/AGL Deduction		109,694
ASSESSED VALUE		226,712
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		170,990
TOTAL JUST VALUE		336,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,406

LAND:1:1: 0.59 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34105	MAINT/ALTR	25	06/01/2016
11071	POOL	90	04/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/0035	5/12/2017	WD	Q	I	01	225,000
GRANTOR: MICHAEL T CARSON						
GRANTEE: TRENA M DETTMER						
1272/2599	4/09/2014	WD	U	I	11	100
GRANTOR: MICHAEL T CARSON & ME						
GRANTEE: MICHAEL T CARSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N12 W20 S12 E20$ W53 S29 E25 UOP= S11 E8N11 W8$ E8 FGR= S11 E28 N26 W28 S15$N15 E28 N14$ PTR= N40 FUS= W28N40 E8 UOP= N10 E10 S10 W10$ E20 S40$ S40$.

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	1988	1988	3	100	2,000	
2	0166	CONC,PAVMT	0	100	100	17	1,700.00	UT	1.30	1.30	100	1988	1988	3	100	2,210	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	974.00	UT	1.50	1.50	100	1996	1996	3	100	1,461	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	75	1996	1996	3	75	900	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 21,707

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-	153.00	170.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/07/2019 BY BC Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS