LOT 15 BLOCK B PICCADILLY
PARK SOUTH S/D. ORB 739-667,
811-1212,

SINK NATHAN L/SINK LINDA T
295 SW BLUEBERRY PL
LAKE CITY, FL 32024

2026

25-4S-16-03121-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

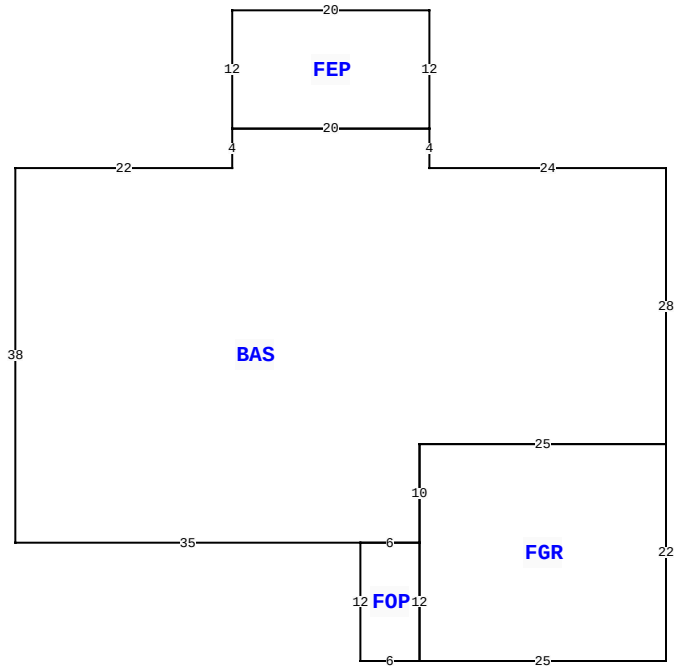
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,338	100		2,338	185,403
FEP	240	80		192	15,226
FGR	550	55		302	23,949
FOP	72	30		22	1,745
TOTALS	3,200			2,854	226,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,854	108.9270	122.00	348,188	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 2338 HX Base Yr 1997



295 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		226,322
TOTAL MARKET OB/XF VALUE		6,204
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		251,026
SOH/AGL Deduction		73,140
ASSESSED VALUE		177,886
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,164
TOTAL JUST VALUE		251,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051371	Roof Replacement	10,500	11/04/2024
32538	MAINT/ALTR	60	12/12/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0811/1212	9/29/1995	WD	Q	I		107,000
GRANTOR: GEORGE & PAULINE BROY						
GRANTEE: NATHAN L & LINDA T						
0739/0667	12/27/1990	WD	Q	I		98,000
GRANTOR: NORTON HOME IMP						
GRANTEE: GEORGE BROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N4 FEP= N12 W20 S12 E20$ W20 S4 W22 S38 E35 FOP= S12 E6 N12 W6$ E6 FGR= S12 E25 N22 W25 S10$ N10 E25 N28$.

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	5	22	110.00	UT	1.40	1.40	100	0	0	3	100	154	
3	0166	CONC,PAVMT	0	100	15	100	1,500.00	UT	1.40	1.40	100	0	0	3	100	2,100	
4	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 6,204

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-	150.00	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: 0.59 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS