LOT 16 BLOCK B PICCADILLY PARK
SOUTH S/D. ORB 644-496,
673-529, 824-1581, 878-586,

REID BRANDON E/REID JENNIFER L
157 SW WHIPPOORWILL WAY
LAKE CITY, FL 32024

2026

25-4S-16-03121-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

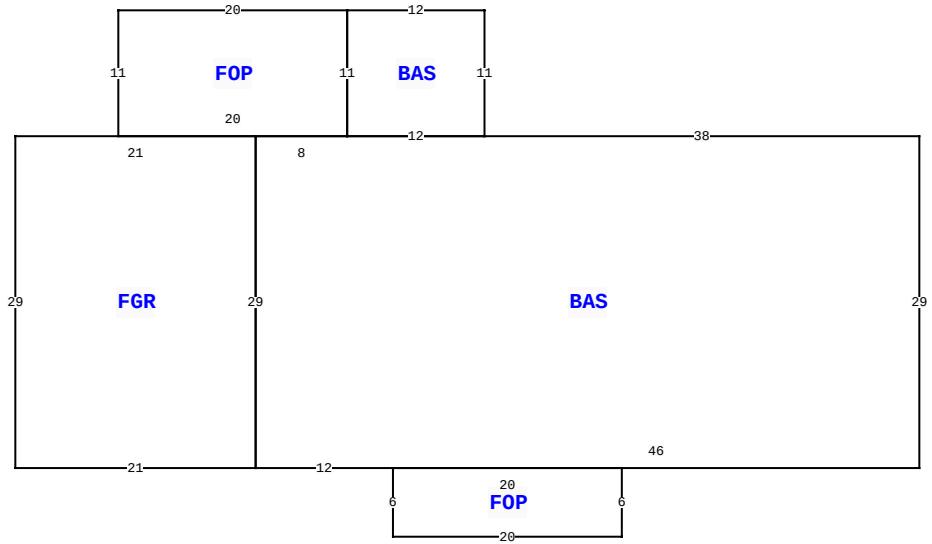
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	132	100		132	10,953
BAS	1,682	100		1,682	139,560
FGR	609	55		335	27,796
FOP	120	30		36	2,987
FOP	220	30		66	5,476
TOTALS	2,763			2,251	186,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	113.9750	127.65	287,340	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1814 HX Base Yr 2018



157 SW WHIPPOORWILL WAY, 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		186,771
TOTAL MARKET OB/XF VALUE		7,843
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		213,114
SOH/AGL Deduction		68,261
ASSESSED VALUE		144,853
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,131
TOTAL JUST VALUE		213,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,114

LAND:1:1: 0.59 AC.

SALE:1:1: LOT 16 BLK B PICCADILLY SOUTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/1299	8/24/2016	WD	Q	I	01	119,000
GRANTOR: FERNIE M ANDERSON						
GRANTEE: BRANDON E & JENNIFE						
0885/2157	7/30/1999	WD	Q	I		89,000
GRANTOR: FEDERAL HOME LOAN MTG						
GRANTEE: FERNIE M SANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 BAS= N11 W12 S11 E12$ W12 FOP= N11 W20 S11 E20$ W8
FGR= W21 S29 E21 N29$ S29 E12 FOP= S6 E20 N6 W20$E46 N29$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	28	336.00	UT	7.50	7.50	100	1993	1993	3	100	2,520	
3	0251	LEAN TO W/	0	100	22	28	616.00	UT	3.00	3.00	100	1993	1993	3	100	1,848	
4	0140	CLFENCE 6	0	100	0	0	350.00	UT	6.50	6.50	100	1993	1993	3	100	2,275	

LAND DESCRIPTION

TOTAL OB/XF 7,843

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-	170.00	150.00	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 11/18/2025 BY SYS