LOT 3 BLOCK C PICCADILLY PARK
SOUTH S/D. ORB 517-334,
582-712, 593-74, 915-458,

PORTER KIMBERLY W/PORTER WILLIAM R
194 SW WHIPPOORWILL WAY
LAKE CITY, FL 32024

2026

25-4S-16-03121-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

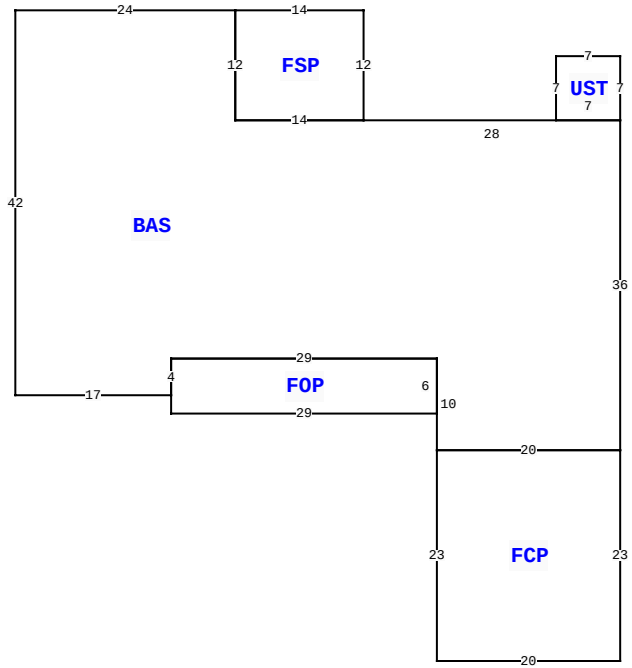
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,272	100		2,272	192,132
FCP	460	25		115	9,725
FOP	174	30		52	4,397
FSP	168	40		67	5,666
UST	49	45		22	1,860
TOTALS	3,123			2,528	213,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,528	116.1600	130.10	328,893	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 2272 HX Base Yr 2001



194 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		213,780
TOTAL MARKET OB/XF VALUE		2,816
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		235,096
SOH/AGL Deduction		107,188
ASSESSED VALUE		127,908
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		72,186
TOTAL JUST VALUE		235,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0915/0458	11/22/2000	WD	Q	I		108,000
GRANTOR: ALBERT & JULIANNE BRA						
GRANTEE: KIMBERLY & WILLIAM						
0582/0712	5/01/1986	WD	Q	I	01	50,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N7 W7 S7 E7$ BAS= W28 FSP= N12 W14 S12 E14$ W14 N12 W24 S42 E17 FOP= S2 E29N6 W29 S4$ N4 E29 S10 FCP= S23 E20 N23 W20$ E20 N36$.

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	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	12	22	264.00	UT	1.50	1.50	100	0	0	3	100	396	
4	0040	BARN,POLE	0	100	20	46	1.00	UT	0.00	0.00	100	0	0	3	100	920	

LAND DESCRIPTION

TOTAL OB/XF 2,816

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-	1183.00	169.00	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: 0.71 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS