LOT 4 BLOCK C PICCADILLY PARK
SOUTH S/D. 789-1625, 811-757,
WD 1026-2934, WD 1317-532,

MERCER JAMES COYE/MERCER KATHERINE K
226 SW WHIPPOORWILL WAY
LAKE CITY, FL 32024

2026

25-4S-16-03121-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

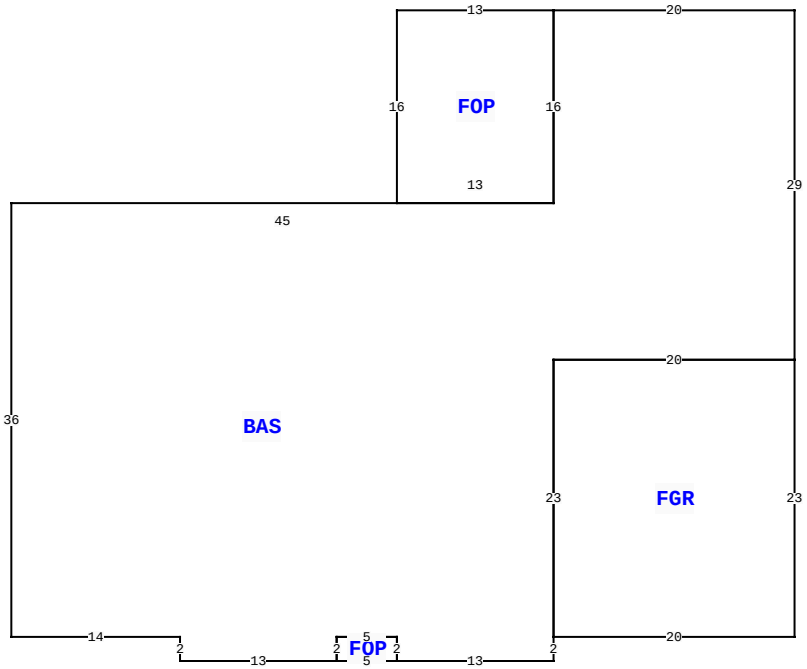
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,252	100		2,252	205,252
FGR	460	55		253	23,059
FOP	10	30		3	273
FOP	208	30		62	5,651
TOTALS	2,930			2,570	234,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,570	117.9360	132.09	339,471	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 50% - 2018 Heated Area: 2252 HX Base Yr 2018



226 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		234,235
TOTAL MARKET OB/XF VALUE		30,000
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		284,585
SOH/AGL Deduction		37,187
ASSESSED VALUE		247,398
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		196,676
TOTAL JUST VALUE		284,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9746	POOL	85	05/24/1995
8403	SFR	66,000	05/20/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0532	6/10/2016	WD	Q	I	01	185,000
GRANTOR: EUGENE J & CHARLOTTE						
GRANTEE: JAMES COYE MERCER &						
1026/2934	9/22/2004	WD	Q	I		192,500
GRANTOR: JOHN & KINDRA KLINDTW						
GRANTEE: EUGENE J & CHARLOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= W13 S16 E13 N16$ S16 W45 S36 E14 S2 E13 FOP= E5 N2 W5 S2$ N2 E5 S2 E13 N2 FGR= E20 N23 W20 S23$ N23 E20 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	50	0	0	1,450.00	UT	2.00	2.00	100	0	0	3	100	2,900	
2	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	50	0	0	712.00	UT	2.00	2.00	100	1995	1995	3	100	1,424	
4	0280	POOL R/CON	0	50	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
5	0282	POOL ENCL	0	50	0	0	850.00	UT	15.00	15.00	100	1995	1995	3	40	5,100	
6	0120	CLFENCE 4	0	50	0	0	400.00	UT	4.50	4.50	100	1995	1995	3	100	1,800	
7	0294	SHED WOOD/	0	50	24	24	576.00	UT	7.50	7.50	75	1995	1995	3	75	3,240	

LAND DESCRIPTION

TOTAL OB/XF 30,000

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	50		RSF-	1150.00	365.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 07/07/2019 BY BC Total Acres: 1.26 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/18/2025 BY SYS