LOT 4 BLOCK D PICCADILLY PARK SO
691-472, 942-1887, WD 1051-2070,

MERCER CHARLES T/MERCER TABATHA J
238 SW BLUEBERRY PL
LAKE CITY, FL 32024

2026

25-4S-16-03121-056

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

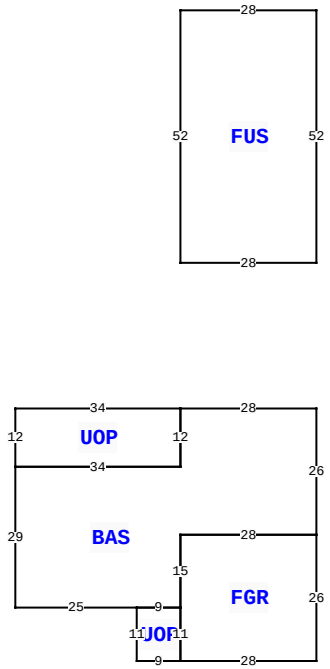
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Common Wall		1 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,714	100		1,714	149,189
FGR	728	55		400	34,817
FUS	1,456	100		1,456	126,732
UOP	99	20		20	1,741
UOP	408	20		82	7,138
TOTALS	4,405			3,672	319,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,672	119.5617	133.91	491,718	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 3170 HX Base Yr 2021



238 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		319,617
TOTAL MARKET OB/XF VALUE		3,102
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		341,219
SOH/AGL Deduction		81,759
ASSESSED VALUE		259,460
TOTAL EXEMPTION VALUE	HX HB 13	259,460
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		341,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31816	MAINT/ALTR	60	03/18/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1416/0838	7/30/2020	WD	Q	I	01	215,000
GRANTOR: WALLACE BURNS JR						
GRANTEE: CHARLES T & TABATHA						
1082/0638	5/01/2006	WD	Q	I		279,900
GRANTOR: COLLANTES						
GRANTEE: WALLACE BURNS JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= W34 S12 E34 N12$ S12 W34 S29 E25 UOP= S11E9 N11 W9$ E9 FGR= S11 E28 N26 W28 S15$ N15 E28 N26$ PTR=N30 FUS= N52 W28 S52 E28$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,902	

LAND DESCRIPTION

TOTAL OB/XF 3,102

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-	1155.00	170.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/08/2019 BY BC Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS