LOT 5 BLOCK D PICCADILLY PARK SO

903-2437, 906-1897, WD 1372-2463

THORSBY JUDITH J
210 SW BLUEBERRY PL
LAKE CITY, FL 32024

2026

25-4S-16-03121-057

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

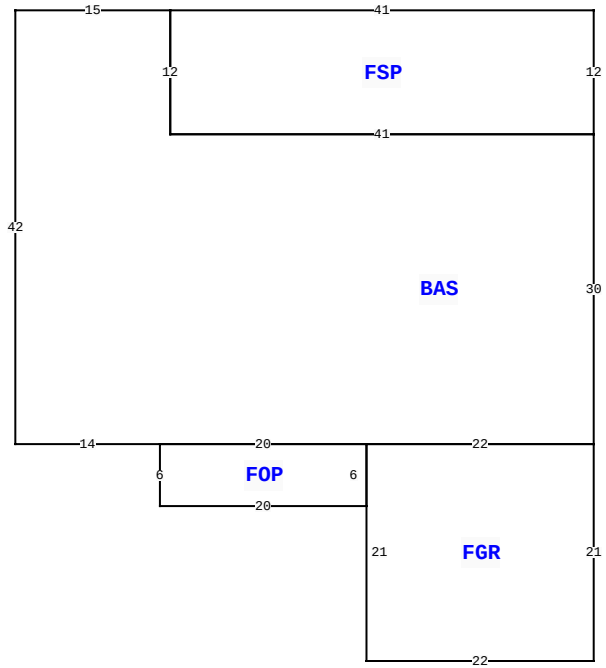
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	251,210
FGR	462	55		254	34,305
FOP	120	30		36	4,862
FSP	492	40		197	26,607
TOTALS	2,934			2,347	316,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,347	128.2820	143.68	337,217	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1860 HX Base Yr 2021



210 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		316,984
TOTAL MARKET OB/XF VALUE		41,307
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		376,791
SOH/AGL Deduction		229,257
ASSESSED VALUE		147,534
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		91,812
TOTAL JUST VALUE		376,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042053	Electrical Servic	0	06/01/2021
39407	POOL	0	03/05/2020
37565	SFR	1,023	12/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1529/2151	12/16/2024	LE	U	I	14	100
GRANTOR: WINNER-HALL DEBORAH (						
GRANTEE: THORSBY JUDITH J (R						
1373/2724	12/07/2018	WD	U	V	11	100
GRANTOR: NORTON HOME IMPROVEME						
GRANTEE: DEBORAH WINNER-HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S42 E14 FOP= S6 E20 N6 W20$ E20 FGR= S21 E22 N21 W22$ E22 N30 FSP= N12 W41 S12 E41$ W41 N12$.

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	3	34	111.00	UT	2.00	2.00	100	2019	2019	3	100	222	
2	0169	FENCE/WOOD	0	100	0	0	184.00	UT	10.50	10.50	100	2019	2019	3	100	1,932	
3	0280	POOL R/CON	0	100	16	34	544.00	UT	70.00	70.00	100	2020	2020	3	91	34,653	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 41,307

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/22/2021 BY JB Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS