LOT 7 BLOCK D PICCADILLY PARK
SOUTH S/D.

MURRAY ROBERT D/BUSBY REBECCA J
148 SW BLUEBERRY PLACE
LAKE CITY, FL 32024

2026

25-4S-16-03121-059

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

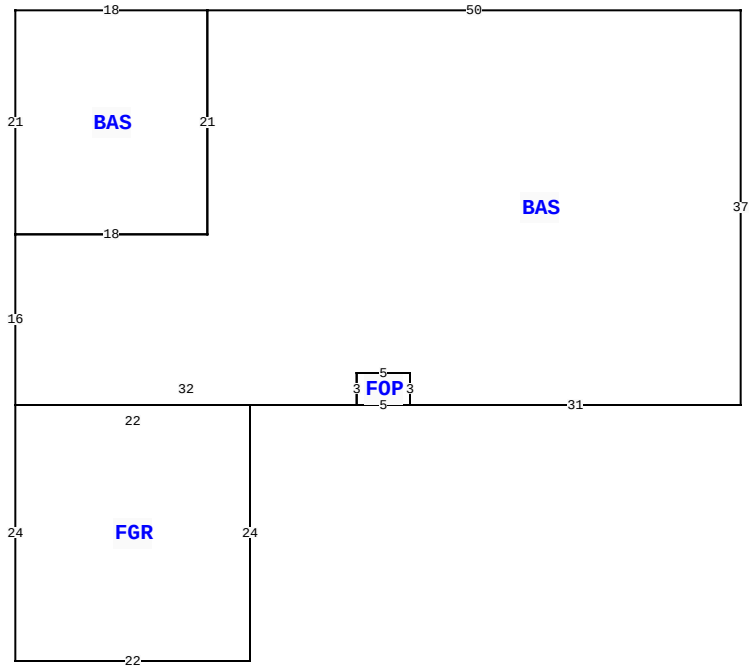
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	378	100		378	30,010
BAS	2,123	100		2,123	168,547
FGR	528	55		290	23,024
FOP	15	30		4	318
TOTALS	3,044			2,795	221,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,795	109.0560	122.14	341,381	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 2501 HX Base Yr 2011



148 SW BLUEBERRY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	16	50	800.00	UT	1.26	1.26	100	0	0	3	100	1,008	
3	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	75	1993	1993	3	75	750	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	75	1993	1993	3	75	375	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,898
TOTAL MARKET OB/XF VALUE		3,333
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		243,731
SOH/AGL Deduction		92,067
ASSESSED VALUE		151,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,942
TOTAL JUST VALUE		243,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1194/2762	5/21/2010	WD	U	I	38	139,000
GRANTOR: THOMAS S & DEBORAH L						
GRANTEE: ROBERT D MURRAY & R						
1082/2776	5/02/2006	WD	Q	I		222,000
GRANTOR: KENNETH N & MARY L WI						
GRANTEE: THOMAS S & DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 BAS= W18 S21 E18 N21$ S21 W18 S16 FGR= S24 E22N24 W22$ E32 FOP= E5 N3 W5 S3$ N3 E5 S3 E31 N37$.

LAND DESCRIPTION

TOTAL OB/XF 3,333

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