

LOT 8 BLOCK D PICCADILLY PARK
SOUTH S/D. ORB 720-447,
769-1063

HERRING THOMAS W/HERRING EMILY ANN DAVIS
118 SW BLUEBERRY PLACE
LAKE CITY, FL 32024

2026

25-4S-16-03121-060



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	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	1,786	100		1,786	145,043
FGR	528	55		290	23,551
FOP	108	30		32	2,599
FOP	132	30		40	3,249
FST	80	55		44	3,573
TOTALS	2,634			2,192	178,014

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-	1155.00	170.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,192	111.5500	124.94	273,868	1986	1986	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1786 HX Base Yr													
118 SW BLUEBERRY PL, LAKE CITY													

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

TOTAL OB/XF													
30,526													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		178,014	
TOTAL MARKET OB/XF VALUE		30,526	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		227,040	
SOH/AGL Deduction		74,994	
ASSESSED VALUE		152,046	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		101,324	
TOTAL JUST VALUE		227,040	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,640	

SALE:2:1: LOT 8 BLOCK D PICCADILLY PARK SOUTH			
SALE:1:1: LOT 8 BLK D PICCADILLY PARK SOUTH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050580	Electrical Servic	0	08/19/2024
29242	MAINT/ALTR	45	03/16/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0769/1063	11/16/1992	WD	Q	I		85,000	
GRANTOR: THOMAS L PIERSON							
GRANTEE: THOMAS W HERRING							
0720/0447	5/25/1990	WD	Q	I		93,900	
GRANTOR: J T PARK							
GRANTEE: THOMAS L PIERSON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W26 FOP= N12 W11 S12 E11\$ W11 N12 W26 S42 E22 FOP= E27 N4 W27 S4\$ N4 E27 FGR= S4 E24 N22W24 S18\$ N18 E14 FST= E10 N8 W10 S8\$ N8\$.											