

LOT 16 BLOCK D PICCADILLY
PARK SOUTH S/D.

BRADEN PHILLIP/BRADEN MARCY E
231 SW WHIPPOORWILL WAY
LAKE CITY, FL 32024

2025

25-4S-16-03121-068



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	19	COMMON BRK 90		0100	01	2,362	115.0380	128.84	304,320	1992	1995	0	0	0	29.73	70.27	VALUATION BY		STANDARD																								
Exterior Wall	31	VINYL SID 10		1 SINGLE FAM - 100% - 2009													Heated Area: 1722		HX Base Yr 2009																								
Roof Structure	08	IRREGULAR 100															Tax Group: 2		Tax Dist:																								
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE		213,846																								
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		5,600																								
Interior Floo	14	CARPET 100															TOTAL LAND VALUE - MARKET		18,500																								
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		237,946																								
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		77,128																								
Bedrooms		3 100															ASSESSED VALUE		160,818																								
Bathrooms		2 100															TOTAL EXEMPTION VALUE		HX HB		50,722																						
Frame		N/A 100															BASE TAXABLE VALUE		110,096																								
Stories	1.	1. 100															TOTAL JUST VALUE		237,946																								
Architectual	05	CONV 100															NCON VALUE		0																								
Units		0 100															PREVIOUS YEAR MKT VALUE		227,523																								
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	1,722	100		1,722	155,902																																						
FEP	360	80		288	26,074																																						
FGR	500	55		275	24,897																																						
FOP	258	30		77	6,971																																						
TOTALS	2,840			2,362	213,846																																						
EXTRA FEATURES						231 SW WHIPPOORWILL WAY, LAKE CITY										BLD DATE		LGL DATE		04/21/2023 MLU																							
L N	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	XF DATE		LAND DATE		AG DATE																				
1	0166	CONC, PAVMT		0	100	20	60	1,200.00	UT	1.40	1.40	100	0	0	3	100	1,680																										
2	0294	SHED WOOD/		0	100	12	38	456.00	UT	7.50	7.50	100	1993	1993	3	100	3,420																										
3	0140	CLFENCE 6		0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500																										