LOT 1 BLOCK A PICCADILLY PARK SO
WD 1029-1536, FJ 1187-2674, CT 1

MMC REVOCABLE LIVING TRUST SEPTEMBER 29, 2026
125 SW MOCKINGBIRD WAY
LAKE CITY, FL 32024

2027

25-4S-16-03121-002

BUILDING CHARACTERISTICS

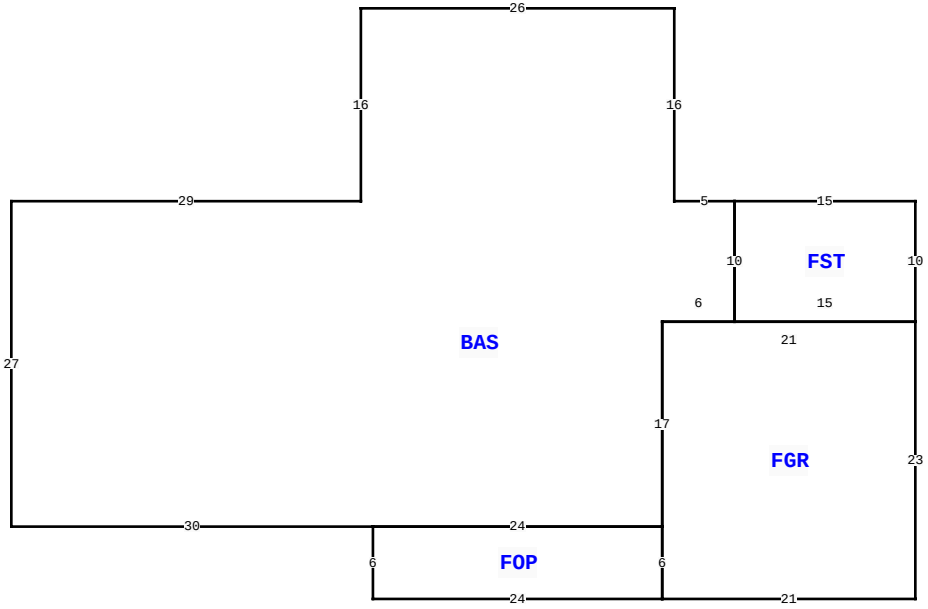
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,934	100		1,934	158,282
FGR	483	55		266	21,770
FOP	144	30		43	3,519
FST	150	55		82	6,711
TOTALS	2,711			2,325	190,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,325	114.4600	125.91	292,741	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1934 HX Base Yr 2015



125 SW MOCKINGBIRD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,250	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	0	0	3	50	600	
3	0296	SHED METAL	0	100	26	25	625.00	UT	7.50	7.50	100	1993	1993	3	100	4,688	
4	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,282
TOTAL MARKET OB/XF VALUE		7,438
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		220,220
SOH/AGL Deduction		73,170
ASSESSED VALUE		147,050
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,639
TOTAL JUST VALUE		220,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,680

LAND:1:1: 0.57 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049807	Electrical Servic	0	05/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1800	9/29/2026	WD	U	I	11	100
GRANTOR: CUNNINGHAM MARK						
GRANTEE: MMC REVOCABLE LIVIN						
1579/1800	9/29/2026	WD	U	I	11	100
GRANTOR: CUNNINGHAM MARK						
GRANTEE: MMC REVOCABLE LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N16 W26 S16 W29 S27 E30 FOP= S6 E24 N6 W24$ E24 FGR= S6E21 N23 W21 S17$N17 E6N10$ FST= S10 E15 N10 W15 $.

LAND DESCRIPTION

TOTAL OB/XF 7,438

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	160.00	155.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.57 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS