LOT 3 BLOCK A PICCADILLY PARK SO
606-477, 691-711, WD 1246-902, W

PERRINE LESLEY D/PERRINE JEAN-MARC DENIS
2254 PINE LANDING CT
TALLAHASSEE, FL 32312

2027

25-4S-16-03121-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
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

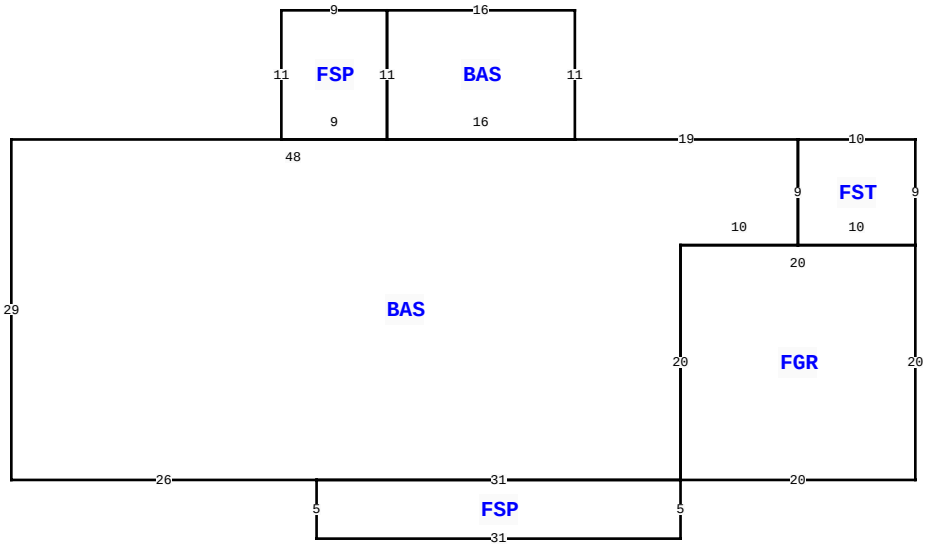
NEIGHBORHOOD/LOC 25416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	176	100		176	13,817
BAS	1,743	100		1,743	136,838
FGR	400	55		220	17,272
FSP	99	40		40	3,140
FSP	155	40		62	4,867
FST	90	55		50	3,925
TOTALS	2,663			2,291	179,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,291	109.8040	120.78	276,707	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1919 HX Base Yr



183 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	336	
2	0166	CONC,PAVMT	0	0	0	0	840.00	UT	2.00	2.00	100	1993	1993	3	100	1,680	
3	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	179,860
TOTAL MARKET OB/XF VALUE	3,816
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	206,176
SOH/AGL Deduction	0
ASSESSED VALUE	206,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,176
TOTAL JUST VALUE	206,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,452

LAND:1:1: 0.57 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054862	Remodel	21,165	01/22/2026
000047497	Roof Replacement	37,300	06/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1490/1769	5/15/2023	WD	Q	I	01	216,500
GRANTOR: CUPP MARTIN A JR						
GRANTEE: PERRINE LESLEY D						
1246/0902	12/17/2012	WD	Q	I	01	125,000
GRANTOR: ESTHERL RAMSLAND AKA						
GRANTEE: MARTIN A CUPP JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 BAS= N11 W16 FSP= W9 S11 E9 N11$ S11 E16 $ W48 S29 E26 FSP= S5 E31 N5 W31$E31 FGR= E20 N20 W20 S20$ N20 E10 FST= E10 N9 W10 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 3,816

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	0		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 09/22/2023 BY jerry Total Acres: 0.57 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS