LOT 4 BLOCK A PICCADILLY PARK SO
586-233, DC 1035-2000, DC 1352-2

WALDRON ANGELA
213 SW MOCKINGBIRD WAY
LAKE CITY, FL 32024-4355

2027

25-4S-16-03121-005

BUILDING CHARACTERISTICS

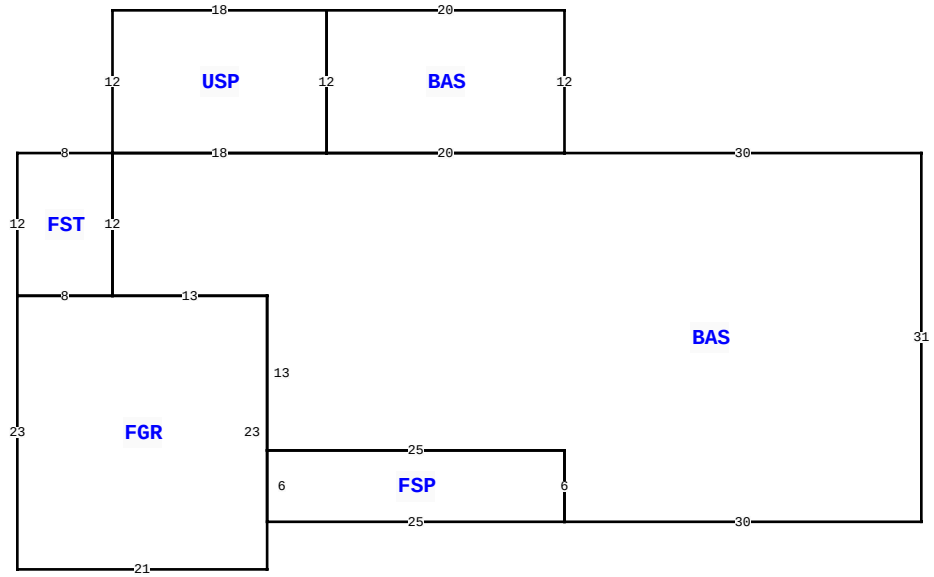
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	240	100		240	20,723
BAS	1,711	100		1,711	147,738
FGR	483	55		266	22,968
FSP	150	40		60	5,181
FST	96	55		53	4,577
USP	216	35		76	6,562
TOTALS	2,896			2,406	207,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,406	120.7650	132.84	319,613	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1951 HX Base Yr 2019



213 SW MOCKINGBIRD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		207,748
TOTAL MARKET OB/XF VALUE		3,088
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		233,336
SOH/AGL Deduction		78,955
ASSESSED VALUE		154,381
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,970
TOTAL JUST VALUE		233,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,121

LAND:1:1: 0.57 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041350	Roof Replacement	13,875	02/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1030	8/28/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (FINLE						
GRANTEE: WALDRON ANGELA						
1371/0859	10/23/2018	WD	Q	I	01	166,000
GRANTOR: SUSANNE ELIZABETH CIC						
GRANTEE: EDWARD R FINLEY & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= N12 W20 S12 E20$ W20 USP= N12 W18 S12 E18$ W18 FST= W8 S12 E8 N12$ S12 FGR= W8 S23 E21 N23 W13$ E13 S13 FSP= S6 E25 N6 W25$ E25 S6 E30 N31$.

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	59	944.00	UT	2.00	2.00	100	1996	1996	3	100	1,888	

LAND DESCRIPTION

TOTAL OB/XF 3,088

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 04/05/2021 BY JS Total Acres: 0.57 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS