LOT 1 BLK B PICCADILLY PARK SOUT
ORB 636-790. ORB 705-808, 738-68

BREEDEN LARRY L/BREEDEN FRANCES J
123 SW WHIPPORWILL WAY
LAKE CITY, FL 32024

2027

25-4S-16-03121-007

BUILDING CHARACTERISTICS

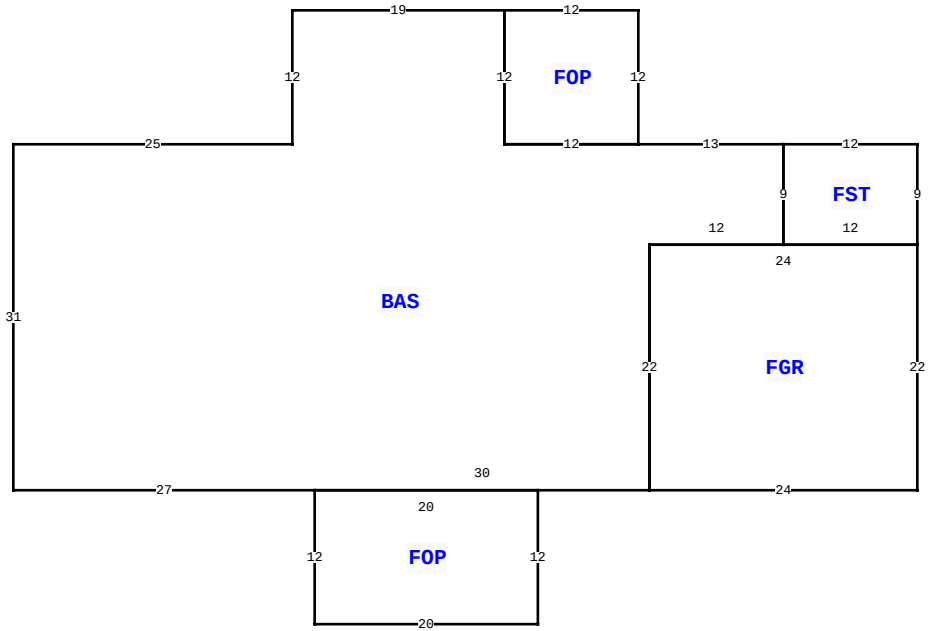
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
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	2,103	100		2,103	183,240
FGR	528	55		290	25,269
FOP	144	30		43	3,747
FOP	240	30		72	6,274
FST	108	55		59	5,141
TOTALS	3,123			2,567	223,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,567	121.8624	134.05	344,106	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2103 HX Base Yr



123 SW WHIPPOORWILL 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	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	0	0	900.00	UT	1.50	1.50	100	1993	1993	3	100	1,350	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	581	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		223,669
TOTAL MARKET OB/XF VALUE		6,131
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		252,300
SOH/AGL Deduction		105,438
ASSESSED VALUE		146,862
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,451
TOTAL JUST VALUE		252,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,371

SALE:1:1: LOT 1, BLK B, PICCADILLY PARK

LAND:1:1: 0.59 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31859	MAINT/ALTR	45	04/03/2014
30497	MAINT/ALTR	40	10/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0738/0686	11/08/1990	WD	Q	I		83,900
GRANTOR: JOHN BRIDWELL						
GRANTEE: LARRY BREEDEN						
0636/0790	11/09/1987	WD	Q	I		68,000
GRANTOR: NORTON HOME IMP						
GRANTEE: BRIDWELL JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S31 E27 FOP= S12 E20N12 W20$ E30 FGR= E24 N22 W24 S22$ N22 E12 FST= E12 N9 W12 S9$ N9 W13 FOP= N12 W12 S12 E12$ W12 N12 W19 S12$.

LAND DESCRIPTION

TOTAL OB/XF 6,131

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-	1170.00	150.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/07/2019 BY KR Total Acres: 0.59 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS