

LOT 2 BLOCK B PICCADILLY PARK
SOUTH S/D. ORB 630-730,
777-315, 793-1906, 793-1907

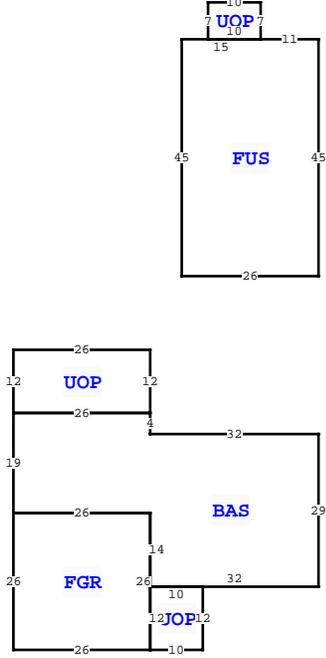
SMITH TIMOTHY BLAIR/SMITH ELIZABETH ANN
844 SW COUNTY ROAD 242
LAKE CITY, FL 32024-7813

2026

25-4S-16-03121-008
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	19	COMMON BRK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	06	06	
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
BAS	1,422	100	
FGR	676	55	
FUS	1,170	100	
UOP	70	20	
UOP	120	20	
UOP	312	20	
TOTALS	3,770		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 1995									Heated Area: 2592	HX Base Yr 1995



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	261,577		
TOTAL MARKET OB/XF VALUE	7,754		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	291,831		
SOH/AGL Deduction	119,563		
ASSESSED VALUE	172,268		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	120,857		
TOTAL JUST VALUE	291,831		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	283,250		
SALE:2:1: 1/2 INTEREST (SEE ORB 793-1906)			
SALE:1:1: 1/2 INTEREST (SEE ORB 793-1907)			
LAND:1:1: 0.59 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0793/1906	7/25/1994	WD Q	Q	I		51,000
GRANTOR: HARRELL C MURRAY III						
GRANTEE: TIMOTHY BLAIR & ELI						
0793/1907	7/20/1994	WD Q	Q	I		51,000
GRANTOR: ANNE F MURRAY						
GRANTEE: TIMOTHY BLAIR & ELI						

EXTRA FEATURES																
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
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0 100	12	18	216.00	UT	7.50	7.50	100	1993	1993	3	100	1,620	
3	0166	CONC,PAVMT	0 100	0	0	1.00	UT	5,512.00	5,512.00	75	1993	1993	3	75	4,134	

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
04/14/2026 MLU			

BUILDING DIMENSIONS			
BAS= W32 N4 UOP= N12 W26 S12E26S W26 S19 FGR= S26 E26 N26W26SE26 S14 UOP= S12 E10 N12 W10S E32 N29S PTR=N30 FUS= N45 W11 UOP= N7 W10 S7 E10S W15 S45 E26S S30S.			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1150.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							