

LOT 4 BLOCK B PICCADILLY PARK
SOUTH S/D ORB 767-1278,
813-926, 955-766, 987-1691, WD

STROHL ZECHARIS
782 SW COUNTY RD 242
LAKE CITY, FL 32024-4312

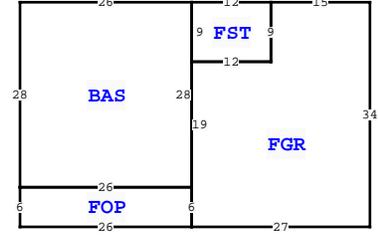
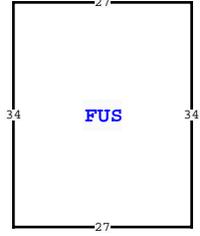
2026

25-4S-16-03121-010
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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	05 05
DOR CODE	0100 SINGLE FAMILY

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%	- 2014		300,884	1992	1992	0	0	35.00	65.00

Heated Area: 1646 HX Base Yr 2014



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	64,776
FGR	810	55		446	39,684
FOP	156	30		47	4,182
FST	108	55		59	5,250
FUS	918	100		918	81,682
TOTALS	2,720			2,198	195,575

782 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE	LGL DATE
	04/14/2026 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	100	0	0	1,917.00	UT	2.00	2.00	100
2	0262	PRCH,FOP	0	100	26	18	468.00	UT	2.50	2.50	70
3	0140	CLFENCE 6	0	100	0	0	400.00	UT	6.50	6.50	100
4	0210	GARAGE U	0	100	30	16	480.00	UT	11.00	11.00	100

TOTAL OB/XF 12,533

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1155.00	170.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			STANDARD
VALUATION BY			
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			195,575
TOTAL MARKET OB/XF VALUE			12,533
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			230,608
SOH/AGL Deduction			85,004
ASSESSED VALUE			145,604
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			89,193
TOTAL JUST VALUE			230,608
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048914	Roof Replacement	13,000	12/27/2023
28377	MAINT/ALTR	25	02/17/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1309/2666	1/20/2016	WD U	I	I	11	100

GRANTOR: SAMANTHA & ZECHARIS S
GRANTEE: ZECHARIS STROHL
1268/2597 1/28/2014 WD U I 30 100
GRANTOR: SAMANTHA & ZECHARIS S
GRANTEE: SAMANTHA & ZECHARIS

BUILDING DIMENSIONS											
BAS= W26 S28 FOP= S6 E26 N6 W26 E26 FGR= S6 E27N34 W15 FST= W12 S9 E12 N9S9 W12 S19S N28 PTR= N30 FUS= N34 W27 S34 E27S S30S.											