LOT 8 BLOCK B PICCADILLY PARK SO
577-654, 639-704, 687-451, 841-8

JOHNSON LORI/JOHNSON JAMES
126 SW MOCKINGBIRD WAY
LAKE CITY, FL 32024

2027

25-4S-16-03121-014

BUILDING CHARACTERISTICS

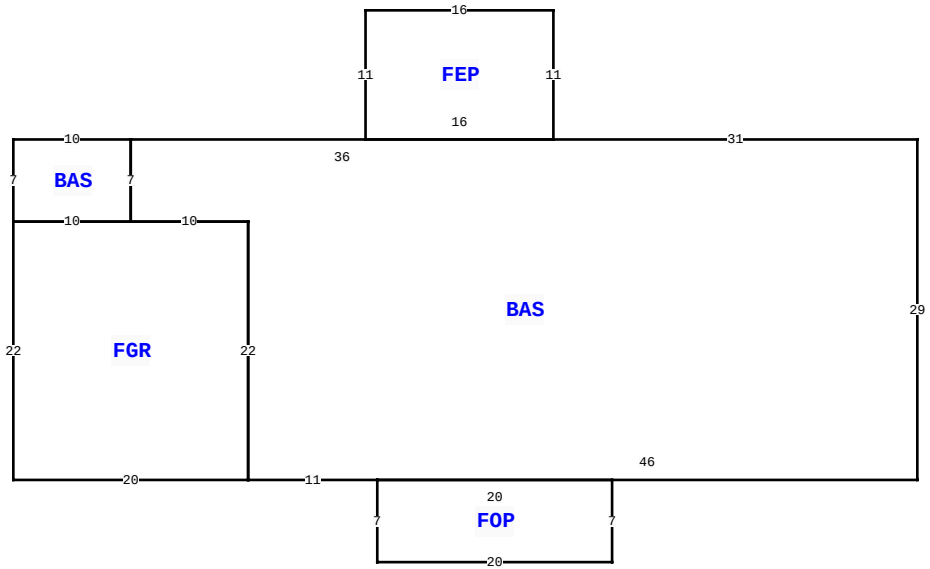
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	70	100		70	7,058
BAS	1,723	100		1,723	173,730
FEP	176	80		141	14,217
FGR	440	55		242	24,401
FOP	140	30		42	4,235
TOTALS	2,549			2,218	223,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	122.2200	134.44	298,188	1985	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1793 HX Base Yr 2025



126 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	0120	CLFENCE 4	0	100	0	0	250.00	UT	4.50	4.50	100	1993	1993	3	100	1,125	
2	0296	SHED METAL	0	100	10	13	130.00	UT	5.00	5.00	100	1993	1993	3	100	650	
3	0166	CONC,PAVMT	0	100	16	70	1,120.00	UT	2.00	2.00	100	1993	1993	3	100	2,240	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		223,641
TOTAL MARKET OB/XF VALUE		4,715
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		250,856
SOH/AGL Deduction		65,519
ASSESSED VALUE		185,337
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		128,926
TOTAL JUST VALUE		250,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,931

SALE:1:1: LOT 8 BLK B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055550	Roof Replacement	15,480	04/24/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2547	12/04/2024	WD	Q	I	01	260,000
GRANTOR: WILKINSON SARINYARAT						
GRANTEE: JOHNSON LORI						
1522/2464	8/28/2024	WD	U	I	11	100
GRANTOR: WILKINSON ANTHONY						
GRANTEE: WILKINSON SARINYARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FEP= N11 W16 S11 E16$ W36 BAS= W10 S7 E10 N7$ S7 FGR= W10 S22 E20 N22 W10$ E10 S22 E11 FOP= S7 E20 N7 W20$ E46 N29$.

LAND DESCRIPTION

TOTAL OB/XF 4,715

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	155.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/07/2019 BY BC Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS