LOT 9 BLOCK B PICCADILLY PARK SO
654-727, 665-464, 688-631,749-37

MCDONALD CHRISTOPHER A JR/MCDONALD CIERA ELTON
119 SW BLUEBERRY PL
LAKE CITY, FL 32024

2027

25-4S-16-03121-015

BUILDING CHARACTERISTICS

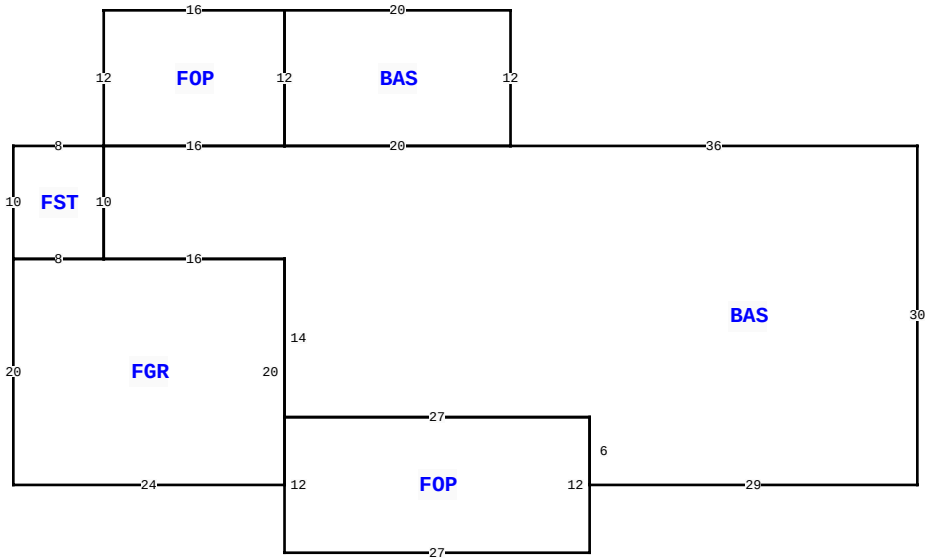
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	19,027
BAS	1,678	100		1,678	133,033
FGR	480	55		264	20,930
FOP	192	30		58	4,598
FOP	324	30		97	7,690
FST	80	55		44	3,489
TOTALS	2,994			2,381	188,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,381	110.8800	121.97	290,411	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1918 HX Base Yr 2022



119 SW BLUEBERRY PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	188,767
TOTAL MARKET OB/XF VALUE	6,099
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	217,366
SOH/AGL Deduction	28,527
ASSESSED VALUE	188,839
TOTAL EXEMPTION VALUE	13 HX HB 188,839
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	217,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/149	2/08/2021	WD	Q	I	01	195,000
GRANTOR: TWO SISTAHS, LLC						
GRANTEE: MCDONALD CHRISTOPHE						
1327/2727	8/14/2015	WD	U	I	11	100
GRANTOR: TAREN L MYRICK & RHON						
GRANTEE: TWO SISTAHS, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 BAS= N12 W20 S12 E20$ W20 FOP= N12 W16 S12 E16$ W16 FST= W8 S10 E8 N10$ S10 FGR= W8 S20 E24 N20 W16$ E16 S14 FOP= S12 E27 N12 W27$E27 S6 E29 N30$.

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	57	912.00	UT	2.00	2.00	100	1996	1996	3	100	1,824	
3	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	4.50	100	1996	1996	3	100	1,575	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,099

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	0.00	0.00	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: 0.61 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS