LOT 10 BLOCK B PICCADILLY PARK S
619-32, 659-463, DC 821-422, PB

NILES JAMES H JR
6113 NW 113TH PL
ALACHUA, FL 32615

2027

25-4S-16-03121-016

BUILDING CHARACTERISTICS

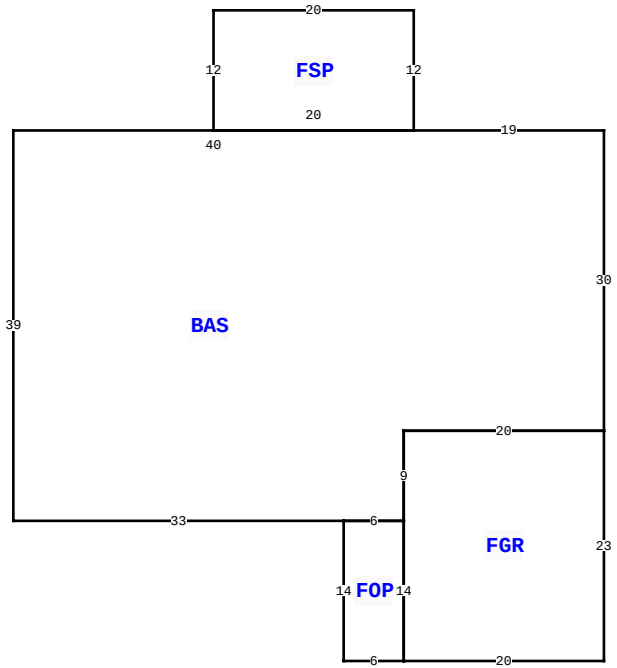
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,121	100		2,121	163,784
FGR	460	55		253	19,536
FOP	84	30		25	1,931
FSP	240	40		96	7,413
TOTALS	2,905			2,495	192,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,495	108.0000	118.80	296,406	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2121 HX Base Yr



149 SW BLUEBERRY PL, 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	16	51	816.00	UT	2.00	2.00	100	1993	1993	3	100	1,632	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	192,664
TOTAL MARKET OB/XF VALUE	3,632
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	218,796
SOH/AGL Deduction	0
ASSESSED VALUE	218,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,796
TOTAL JUST VALUE	218,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,299

LAND:1:1: 0.61 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054971	Roof Replacement	14,925	02/09/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/2693	4/03/2026	LE	U	I	14	100
GRANTOR: NILES JAMES HASTINGS						
GRANTEE: NILES SEDONA JAE (R						
0949/1444	3/22/2002	WD	Q	I	06	40,000
GRANTOR: LESLEY ANNE HARLEY &						
GRANTEE: JAMES NILES JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N12 W20 S12 E20$ W40 S39 E33 FOP= S14 E6 N14 W6$ E6 FGR= S14 E20 N23 W20 S9$ N9E20 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,632

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	0		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