LOT 11 BLOCK B PICCADILLY PARK
SOUTH S/D. ORB 626-791,
647-353, 711-876, WD 1344-1794

CHAMBERLAIN SHAWN/CHAMBERLAIN KELLY
181 SW BLUEBERRY PL
LAKE CITY, FL 32024-4352

2027

25-4S-16-03121-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 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		4 100
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

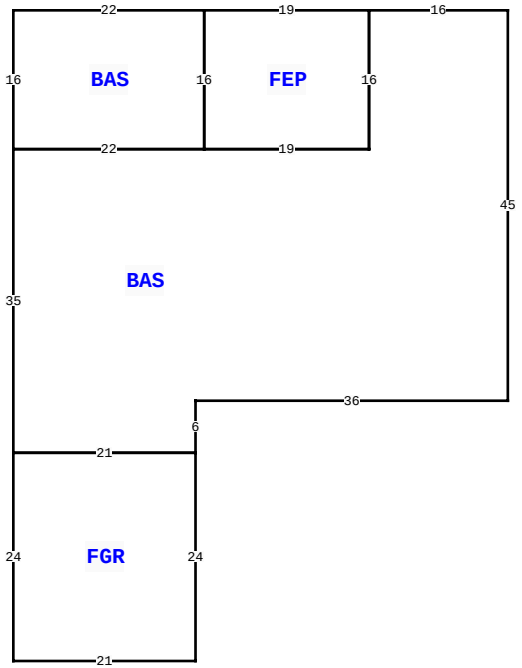
NEIGHBORHOOD/LOC 25416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100		352	27,138
BAS	2,035	100		2,035	156,891
FEP	304	80		243	18,734
FGR	504	55		277	21,356
TOTALS	3,195			2,907	224,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,907	107.8250	118.61	344,799	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2387 HX Base Yr 2018



181 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
3	0166	CONC,PAVMT	0	100	17	52	884.00	UT	2.00	2.00	100	1996	1996	3	100	1,768	
4	0169	FENCE/WOOD	0	100	0	0	134.00	UT	7.50	7.50	100	1996	1996	3	100	1,005	
5	0296	SHED METAL	0	100	9	16	144.00	UT	5.00	5.00	100	1993	1993	3	100	720	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,119
TOTAL MARKET OB/XF VALUE		19,829
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		266,448
SOH/AGL Deduction		82,059
ASSESSED VALUE		184,389
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,978
TOTAL JUST VALUE		266,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,511

LAND:1:1: 0.61 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8834	ADDN SFR	11,000	09/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/1794	9/22/2017	WD	Q	I	01	205,000
GRANTOR: RAY H & DEBRA A HARRI						
GRANTEE: SHAWN & KELLY CHAMB						
0711/0876	8/18/1989	WD	Q	I		88,000
GRANTOR: DWIGHT BARR						
GRANTEE: RAY HARRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FEP= W19 S16 E19 N16$ S16 W19 BAS= N16 W22 S16E22$
W22 S35 FGR= S24 E21 N24W21$ E21 N6 E36 N45 $.

LAND DESCRIPTION

TOTAL OB/XF 19,829

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