LOT 12 BLOCK B PICCADILLY PARK S
656-201, DC 878-832, 878-833, 95

SHEELY JOHN T JR
211 SW BLUEBERRY PL
LAKE CITY, FL 32024

2027

25-4S-16-03121-018

BUILDING CHARACTERISTICS

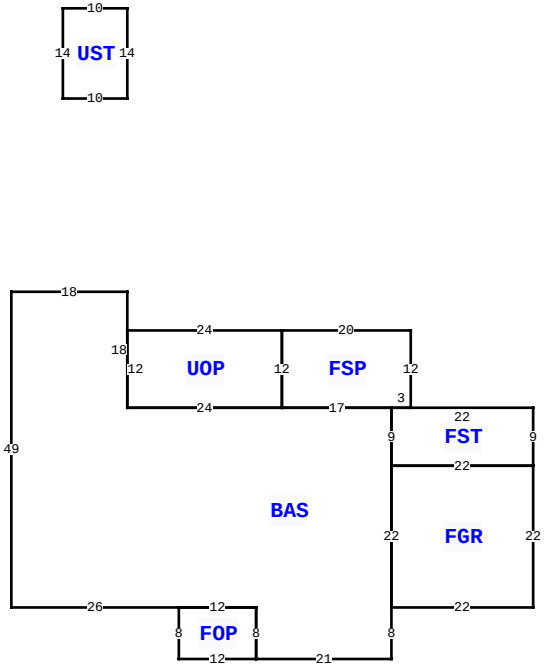
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,321	100		2,321	180,284
FGR	484	55		266	20,662
FOP	96	30		29	2,253
FSP	240	40		96	7,457
FST	198	55		109	8,467
UOP	288	20		58	4,505
UST	140	45		63	4,894
TOTALS	3,767			2,942	228,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,942	108.6400	119.50	351,569	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2321 HX Base Yr 2024



211 SW BLUEBERRY PL, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,270	
2	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2024	2023		97	22,814	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		228,520
TOTAL MARKET OB/XF VALUE		25,584
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		276,604
SOH/AGL Deduction		0
ASSESSED VALUE		276,604
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,193
TOTAL JUST VALUE		276,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047361	Swimming Pool and	73,000	06/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/1397	4/18/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: SHEELY JOHN T JR						
1464/2394	4/06/2022	WD	U	I	16	100
GRANTOR: LANGE HANNAH MARISSA						
GRANTEE: SHEELY JOHN T JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S49 E26 FOP= S8 E12N8 W12$ E12 S8 E21 N8 FGR= E22 N22 W22 S22$ N22 FST= E22N9 W22 S9$ N9 FSP= E3 N12 W20S12 E17$ W17 UOP= N12 W24 S12E24$ W24 N18$ PTR=N30 UST= N14 W10 S14 E10$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 25,584

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 04/15/2026 BY robin Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS