

LOT 16 BLOCK B PICCADILLY PARK  
SOUTH S/D. ORB 644-496,  
673-529, 824-1581, 878-586,

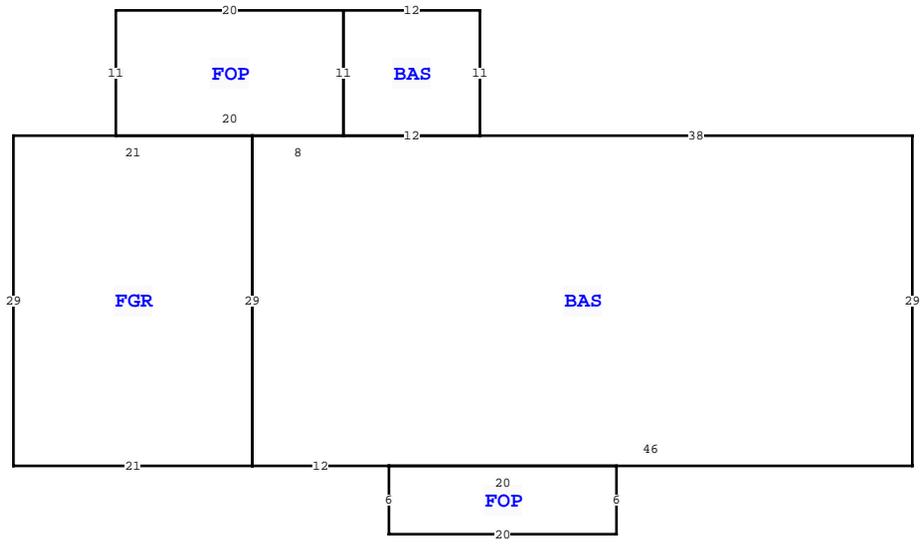
REID BRANDON E/REID JENNIFER L  
157 SW WHIPPOORWILL WAY  
LAKE CITY, FL 32024

**2026**

25-4S-16-03121-022  
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| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 19               | COMMON BRK    | 100  |
| Roof Structur            | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 12               | MODULAR MT    | 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 |
| BAS                      | 132              | 100           |      |
| BAS                      | 1,682            | 100           |      |
| FGR                      | 609              | 55            |      |
| FOP                      | 120              | 30            |      |
| FOP                      | 220              | 30            |      |
| TOTALS                   | 2,763            |               |      |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100   | 01  | 2,251     | 113.9750    | 129.93         | 292,472        | 1988 | 1988 | 0    | 0    | 35.00 | 65.00  |
| 1 SINGLE FAM 100% - 2018 Heated Area: 1814 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |       |        |



| EXTRA FEATURES |            | TOTALS      |                |
|----------------|------------|-------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | ADJ UNIT PRICE |
| 1              | 0166       | CONC, PAVMT | 0.00           |
| 2              | 0294       | SHED WOOD/  | 7.50           |
| 3              | 0251       | LEAN TO W/  | 3.00           |
| 4              | 0140       | CLFENCE     | 6.50           |

| TOTAL OB/XF  |            |             |         |     |     |        |    |       |                |           |         |
|--------------|------------|-------------|---------|-----|-----|--------|----|-------|----------------|-----------|---------|
| L N          | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W   | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1            | 0166       | CONC, PAVMT | 0       | 100 | 0   | 1.00   | UT | 0.00  | 0.00           | 100       | 0       |
| 2            | 0294       | SHED WOOD/  | 0       | 100 | 12  | 336.00 | UT | 7.50  | 7.50           | 100       | 1993    |
| 3            | 0251       | LEAN TO W/  | 0       | 100 | 22  | 616.00 | UT | 3.00  | 3.00           | 100       | 1993    |
| 4            | 0140       | CLFENCE     | 6       | 0   | 100 | 350.00 | UT | 6.50  | 6.50           | 100       | 1993    |
| TOTALS 7,843 |            |             |         |     |     |        |    |       |                |           |         |

| LAND DESCRIPTION |          | LAND USE |             |
|------------------|----------|----------|-------------|
| L N              | USE CODE | CLS      | DESCRIPTION |
| 1                | 0100     | C        | SFR         |

| L N | USE CODE | CLS | DESCRIPTION | CAP | R D | LOC ZONE | FRONT   | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH 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      | 1170.00 | 150.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 22,500.00  | 22,500.00      | 22,500     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY                |              |     |        |
|---|--------------|-----|--------|
| VALUATION SUMMARY                       |              |     |        |
| VALUATION BY                            | STANDARD     |     |        |
| Tax Group: 2                            | Tax Dist:    |     |        |
| BUILDING MARKET VALUE                   | 190,107      |     |        |
| TOTAL MARKET OB/XF VALUE                | 7,843        |     |        |
| TOTAL LAND VALUE - MARKET               | 22,500       |     |        |
| TOTAL MARKET VALUE                      | 220,450      |     |        |
| SOH/AGL Deduction                       | 76,019       |     |        |
| ASSESSED VALUE                          | 144,431      |     |        |
| TOTAL EXEMPTION VALUE                   | HX HB 51,411 |     |        |
| BASE TAXABLE VALUE                      | 93,020       |     |        |
| TOTAL JUST VALUE                        | 220,450      |     |        |
| NCON VALUE                              | 0            |     |        |
| INCOME VALUE                            |              |     |        |
| PREVIOUS YEAR MKT VALUE                 | 213,114      |     |        |
| LAND:1:1: 0.59 AC.                      |              |     |        |
| SALE:1:1: LOT 16 BLK B PICCADILLY SOUTH |              |     |        |
| PERMIT NUM                              | DESCRIPTION  | AMT | ISSUED |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1322/1299                      | 8/24/2016 | WD        | Q   | I   | 01     | 119,000    |
| GRANTOR: FERNIE M ANDERSON     |           |           |     |     |        |            |
| GRANTEE: BRANDON E & JENNIFER  |           |           |     |     |        |            |
| 0885/2157                      | 7/30/1999 | WD        | Q   | I   |        | 89,000     |
| GRANTOR: FEDERAL HOME LOAN MTG |           |           |     |     |        |            |
| GRANTEE: FERNIE M SANDERSON    |           |           |     |     |        |            |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS= W38 BAS= N11 W12 S11 E12\$ W12 FOP= N11 W20 S11 E20\$ W8<br>FGR= W21 S29 E21 N29\$ S29 E12 FOP= S6 E20 N6 W20\$E46 N29\$. |  |