

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

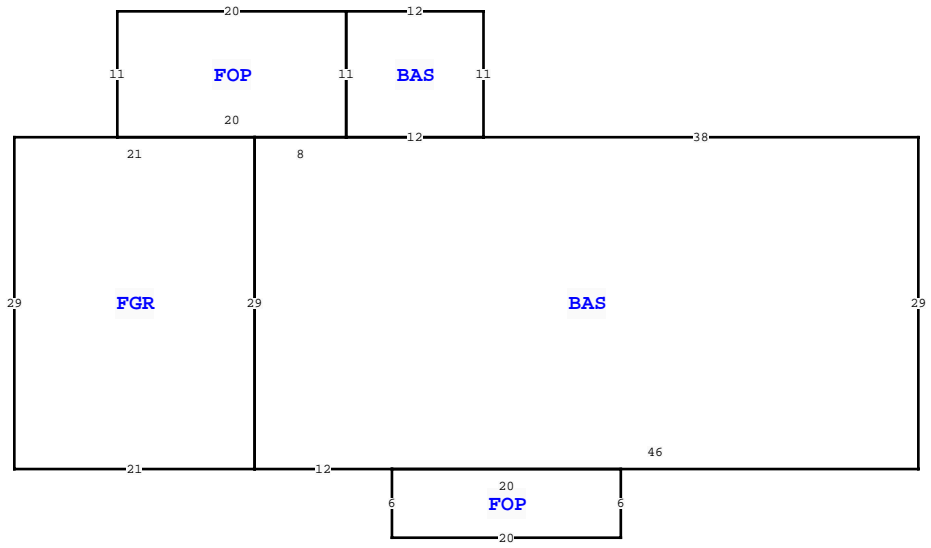
REID BRANDON E/REID JENNIFER L
157 SW WHIPPOORWILL WAY
LAKE CITY, FL 32024

2026

25-4S-16-03121-022


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	127.65	287,340	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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			186,771
TOTAL MARKET OB/XF VALUE			7,843
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			217,114
SOH/AGL Deduction			72,683
ASSESSED VALUE			144,431
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			93,020
TOTAL JUST VALUE			217,114
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 & JENNIFE						
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 FGR= W21 S29 E21 N29\$ S29 E12 FOP= S6 E20 N6 W20\$E46 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE 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							