LOTS 5 & 6 BLOCK C PICCADILLY PA
871-609, 961-1007, PB 1417-720,

ROGERS MARK ANTHONY/ROGERS INGRID ALEXANDRA
252 SW WHIPPOORWILL WAY
LAKE CITY, FL 32024

2027

25-4S-16-03121-027

BUILDING CHARACTERISTICS

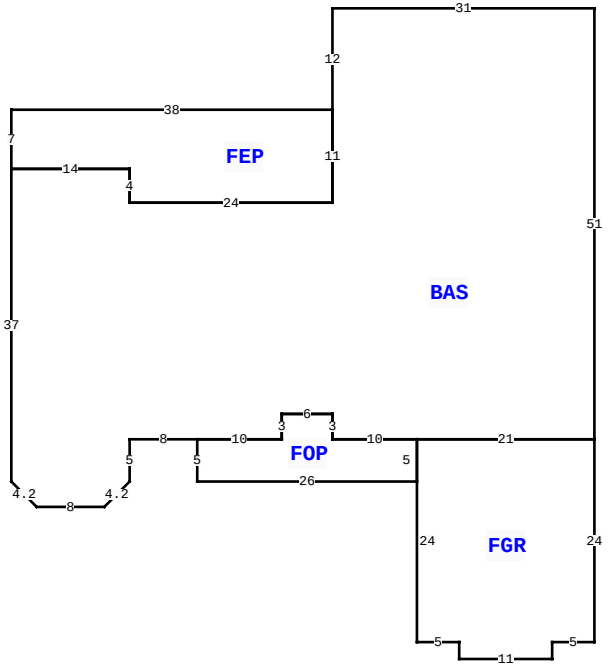
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,786	100		2,786	259,127
FEP	362	80		290	26,973
FGR	526	55		289	26,880
FOP	148	30		44	4,092
TOTALS	3,822			3,409	317,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,409	114.2660	125.69	428,477	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2022 Heated Area: 2786 HX Base Yr 2022



252 SW WHIPPOORWILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,752.00	UT	1.50	1.50	100	1999	1999	3	100	4,128	
3	0294	SHED WOOD/	0	100	14	24	336.00	UT	7.50	7.50	100	1999	1999	3	100	2,520	
4	0060	CARPORT F	0	100	16	35	560.00	UT	5.00	5.00	100	1999	1999	3	100	2,800	
5	0070	CARPORT UF	0	100	0	0	360.00	UT	3.00	3.00	30	1999	1999	3	30	324	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		317,073
TOTAL MARKET OB/XF VALUE		10,972
TOTAL LAND VALUE - MARKET		53,500
TOTAL MARKET VALUE		381,545
SOH/AGL Deduction		192,789
ASSESSED VALUE		188,756
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,345
TOTAL JUST VALUE		381,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,322

LAND:2:1: THIS LOT IS LOW & WET

LAND:1:1: 1.25 AC.;LOW AREA ON LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041527	Roof Replacement	17,000	03/16/2021
15457	SFR	450	05/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/2374	2/17/2021	WD	Q	I	01	344,000
GRANTOR: BRADEN PHILLIP &						
GRANTEE: ROGERS MARK ANTHONY						
1417/0720	8/13/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JULIA						
GRANTEE: PHILLIP BRADEN & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 S12 S11 W24 N4 W14 S37 D3R3 E8 U3R3 N5 E8 E10 N3 E6 S3 E10 E21 N51 $
FGR=[ORIG=-21,51] S24 E5 S2 E11 N2 E5 N24 W21 $
FEP=[ORIG=-31,12] W38 S7 E14 S4 E24 N11 $
FOP=[ORIG=-47,51] S5 E26 N5 W10 N3 W6 S3 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,972

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	150.00	363.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/05/2021 BY JS Total Acres: 6.24 Total Land Value: 53,500 Market: 0 Agricultural: 0 Common: 53,500 PRINTED 11/16/2026 BY SYS