LOT 1 BLOCK D PICCADILLY PARK SO
903-2437, LE 1362-655, DC 1572-1

BRADEN JESSE E
199 SW WHIPPOORWILL WAY
LAKE CITY, FL 32024

2027

25-4S-16-03121-053

BUILDING CHARACTERISTICS

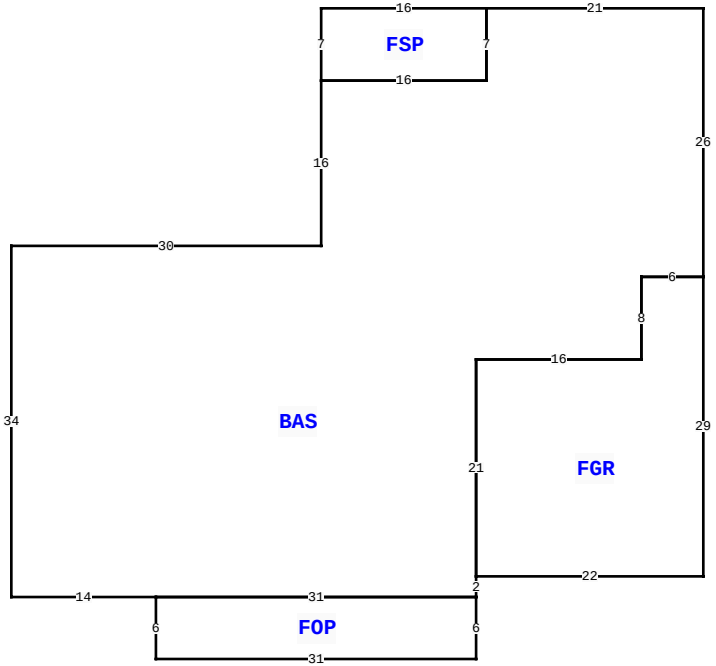
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,463	100		2,463	196,271
FGR	510	55		280	22,313
FOP	186	30		56	4,463
FSP	112	40		45	3,586
TOTALS	3,271			2,844	226,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,844	96.5952	106.25	302,175	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 2463 HX Base Yr 2001



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

199 SW WHIPPOORWILL WAY, LAKE CITY

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	1,301.00	UT	1.50	1.50	100	2000	2000	3	100	1,952	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,631
TOTAL MARKET OB/XF VALUE		1,952
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		251,083
SOH/AGL Deduction		54,631
ASSESSED VALUE		196,452
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		140,041
TOTAL JUST VALUE		251,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045844	Roof Replacement	21,600	11/03/2022
16773	SFR	400	03/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1351	9/28/2026	WD	Q	I	01	325,000
GRANTOR: CHESHIRE RUSSELL W SR						
GRANTEE: BRADEN JESSE E						
1362/0655	6/11/2018	LE	U	I	14	100
GRANTOR: MARY L HARRINGTON (LI						
GRANTEE: RUSSELL W SR & JOYC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= W16 S7 E16 N7$ S7 W16 S16 W30 S34 E14 FOP= S6 E31 N6 W31$ E31 N2 FGR= E22 N29 W6 S8 W16 S21$ N21 E16 N8 E6 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,952

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/02/2026 BY ME Total Acres: 0.59 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS