LOT 2 BLOCK D PICCADILLY PARK
SOUTH S/D. ORB 625-311,
989-1672. WD 1089-1382.

LOUGHRAN FRANCIS J/LOUGHRAN MARY A
294 SW BLUEBERRY PLACE
LAKE CITY, FL 32024

2027

25-4S-16-03121-054

BUILDING CHARACTERISTICS

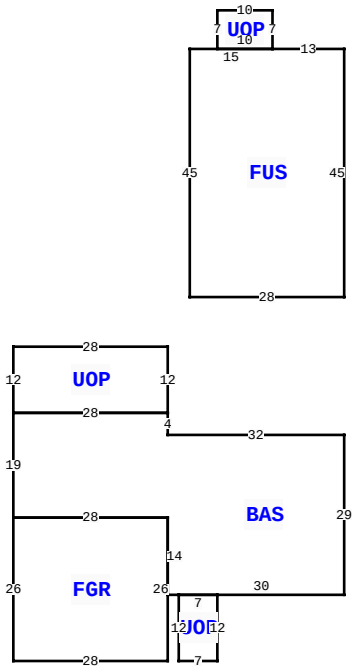
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,460	100		1,460	119,176
FGR	728	55		400	32,651
FUS	1,260	100		1,260	102,850
UOP	70	20		14	1,143
UOP	84	20		17	1,388
UOP	336	20		67	5,469
TOTALS	3,938			3,218	262,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,218	114.1639	125.58	404,116	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2720 HX Base Yr 2007



294 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	2,090	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,675
TOTAL MARKET OB/XF VALUE		5,290
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		290,465
SOH/AGL Deduction		96,957
ASSESSED VALUE		193,508
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,097
TOTAL JUST VALUE		290,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048765	Roof Replacement	18,539	12/01/2023
27700	MAINT/ALTR	30	03/19/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1089/1382	7/07/2006	WD	Q	I		200,000
GRANTOR: DAVID L JONES						
GRANTEE: FRANCIS J & MARY A						
0625/0311	5/22/1987	WD	Q	I		85,000
GRANTOR: NORTON HOME IMPROV						
GRANTEE: JONES DAVID L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 N4 UOP= N12 W28 S12 E28$ W28 S19 FGR= S26 E28 N26W28$E28 S14 E2 UOP= S12 E7 N12 W7$ E30 N29$ PTR= N70 FUS= W13 UOP= N7 W10 S7 E10$ W15 S45 E28 N45$ S70$.

LAND DESCRIPTION

TOTAL OB/XF 5,290

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	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/17/2024 BY JS Total Acres: 0.59 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS