

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

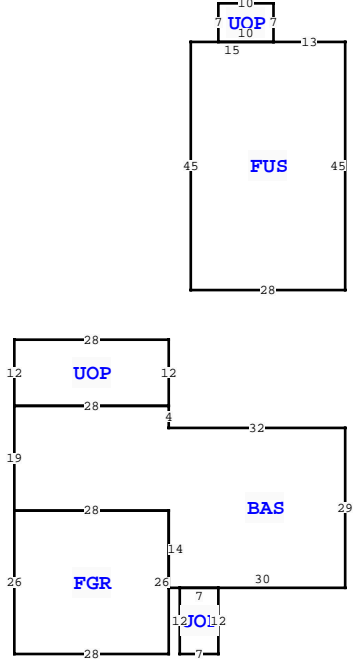
LOUGHRAN FRANCIS J/LOUGHRAN MARY A
294 SW BLUEBERRY PLACE
LAKE CITY, FL 32024

2026

25-4S-16-03121-054
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	19	COMMON BRK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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
BAS	1,460	100	
FGR	728	55	
FUS	1,260	100	
UOP	70	20	
UOP	84	20	
UOP	336	20	
TOTALS	3,938		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007		411,453	1987	1987	0	0	35.00	65.00
				Heated Area: 2720							
					HX Base Yr 2007						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		267,444	
TOTAL MARKET OB/XF VALUE		5,290	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		295,234	
SOH/AGL Deduction		107,362	
ASSESSED VALUE		187,872	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		136,461	
TOTAL JUST VALUE		295,234	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,234	

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 &						

EXTRA FEATURES															BLD DATE			LGL DATE		
L N	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				
															04/14/2026			MLU		

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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1150.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							