LOT 5 BLOCK D PICCADILLY PARK SO
903-2437, 906-1897, WD 1372-2463

THORSBY JUDITH J
210 SW BLUEBERRY PL
LAKE CITY, FL 32024

2027

25-4S-16-03121-057

BUILDING CHARACTERISTICS

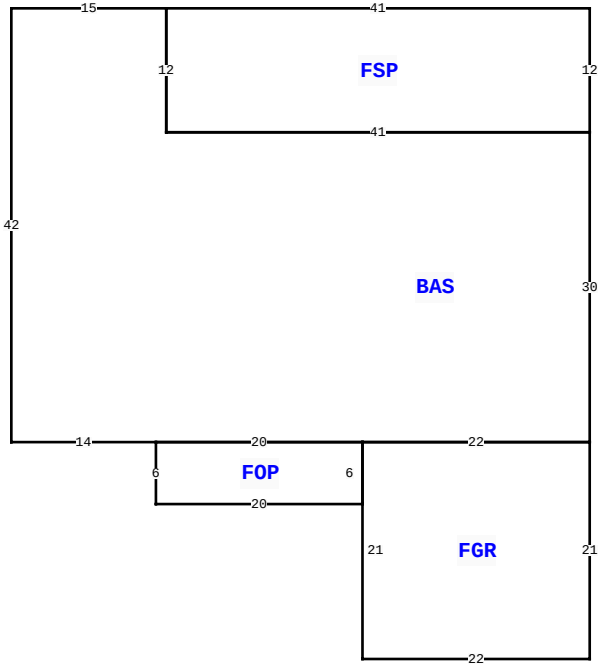
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	1,860	100		1,860	246,717
FGR	462	55		254	33,691
FOP	120	30		36	4,775
FSP	492	40		197	26,131
TOTALS	2,934			2,347	311,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,347	128.2820	141.11	331,185	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2026 Heated Area: 1860 HX Base Yr 2026



210 SW BLUEBERRY PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	311,314
TOTAL MARKET OB/XF VALUE	41,307
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	375,121
SOH/AGL Deduction	0
ASSESSED VALUE	375,121
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	323,710
TOTAL JUST VALUE	375,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042053	Electrical Servic	0	06/01/2021
39407	POOL	0	03/05/2020
37565	SFR	1,023	12/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2151	12/16/2024	LE	U	I	14	100
GRANTOR: WINNER-HALL DEBORAH (						
GRANTEE: THORSBY JUDITH J (R						
1373/2724	12/07/2018	WD	U	V	11	100
GRANTOR: NORTON HOME IMPROVEME						
GRANTEE: DEBORAH WINNER-HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S42 E14 FOP= S6 E20 N6 W20$ E20 FGR= S21 E22 N21 W22$ E22 N30 FSP= N12 W41 S12 E41$ W41 N12$.

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	3	34	111.00	UT	2.00	2.00	100	2019	2019	3	100	222	
2	0169	FENCE/WOOD	0	100	0	0	184.00	UT	10.50	10.50	100	2019	2019	3	100	1,932	
3	0280	POOL R/CON	0	100	16	34	544.00	UT	70.00	70.00	100	2020	2020	3	91	34,653	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 41,307

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 06/22/2021 BY JB Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS