LOT 6 BLOCK D PICCADILLY PARK
SOUTH S/D.

DEMOREST DEAN C/DEMOREST DONNA N
180 SW BLUEBERRY PLACE
LAKE CITY, FL 32024

2027

25-4S-16-03121-058

BUILDING CHARACTERISTICS

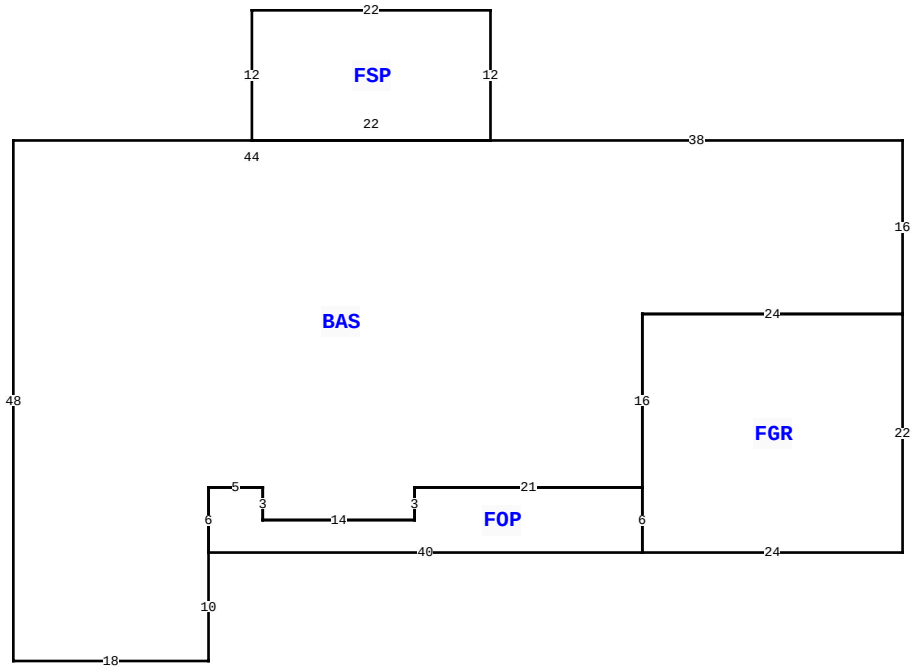
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 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	2,570	100		2,570	205,338
FGR	528	55		290	23,171
FOP	198	30		59	4,714
FSP	264	40		106	8,470
TOTALS	3,560			3,025	241,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,025	111.7440	122.92	371,833	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2570 HX Base Yr 2015



180 SW BLUEBERRY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
3	0166	CONC,PAVMT	0	100	150	15	2,250.00	UT	1.40	1.40	100	0	0	3	100	3,150	
4	0282	POOL ENCL	0	100	0	0	512.00	UT	15.00	15.00	100	2013	2013	3	40	3,072	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		241,691
TOTAL MARKET OB/XF VALUE		25,358
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		289,549
SOH/AGL Deduction		84,155
ASSESSED VALUE		205,394
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,983
TOTAL JUST VALUE		289,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,934

SALE:2:1: LOT 6 BLK D PICCADILLY PARK SOUTH

SALE:1:1: LOT 6 BLK D PICCADILLY PARK SOUTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31596	MAINT/ALTR	30	11/18/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/2295	10/17/2013	WD	U	I	38	113,000
GRANTOR: DWIGHT LK FORSYTH & B						
GRANTEE: DEAN C & DONNA N DE						
1004/2452	1/15/2004	WD	Q	I		174,000
GRANTOR: ARTHUR GARY STRICKLAN						
GRANTEE: DWIGHT L K & BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FSP= N12 W22 S12 E22$ W44 S48 E18 N10 FOP= E40 N6 W21 S3 W14 N3 W5 S6$ N6E5 S3 E14 N3 E21 FGR= S6 E24N22 W24 S16$ N16 E24 N16$.

LAND DESCRIPTION

TOTAL OB/XF 25,358

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	155.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/08/2019 BY BC Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS