LOT 8 BLOCK D PICCADILLY PARK
SOUTH S/D. ORB 720-447,
769-1063

HERRING THOMAS W/HERRING EMILY ANN DAVIS
118 SW BLUEBERRY PLACE
LAKE CITY, FL 32024

2027

25-4S-16-03121-060

BUILDING CHARACTERISTICS

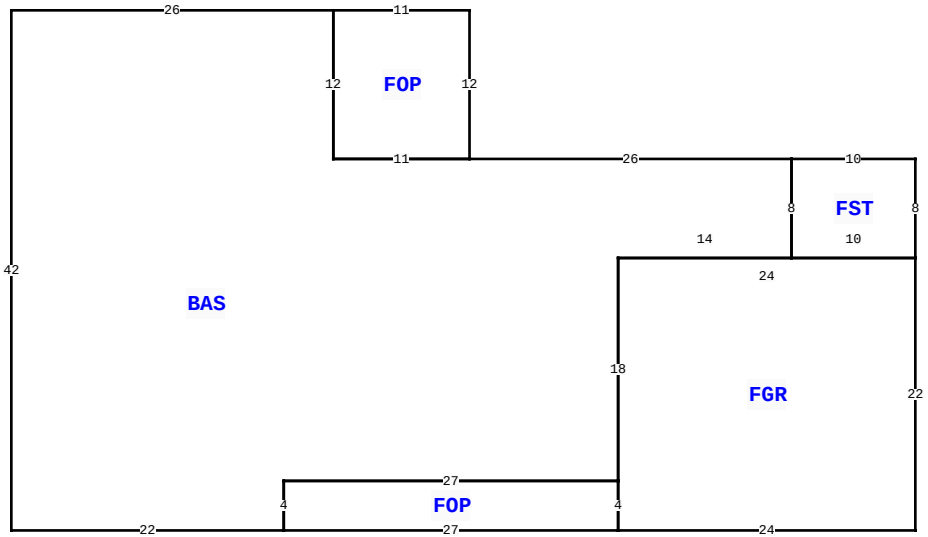
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,786	100		1,786	142,442
FGR	528	55		290	23,129
FOP	108	30		32	2,552
FOP	132	30		40	3,190
FST	80	55		44	3,509
TOTALS	2,634			2,192	174,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	111.5500	122.70	268,958	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1786 HX Base Yr



118 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,190	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,823
TOTAL MARKET OB/XF VALUE		30,526
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		227,849
SOH/AGL Deduction		71,698
ASSESSED VALUE		156,151
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,740
TOTAL JUST VALUE		227,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,040

SALE:2:1: LOT 8 BLOCK D PICCADILLY PARK SOUTH

SALE:1:1: LOT 8 BLK D PICCADILLY PARK SOUTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050580	Electrical Servic	0	08/19/2024
29242	MAINT/ALTR	45	03/16/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0769/1063	11/16/1992	WD	Q	I		85,000
GRANTOR: THOMAS L PIERSON						
GRANTEE: THOMAS W HERRING						
0720/0447	5/25/1990	WD	Q	I		93,900
GRANTOR: J T PARK						
GRANTEE: THOMAS L PIERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N12 W11 S12 E11$ W11 N12 W26 S42 E22 FOP= E27 N4 W27 S4$ N4 E27 FGR= S4 E24 N22W24 S18$ N18 E14 FST= E10 N8 W10 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 30,526

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 12/26/2024 BY tommy Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS