LOT 16 BLOCK D PICCADILLY
PARK SOUTH S/D.

BRADEN PHILLIP/BRADEN MARCY E
231 SW WHIPPOORWILL WAY
LAKE CITY, FL 32024

2027

25-4S-16-03121-068

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 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		N/A 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

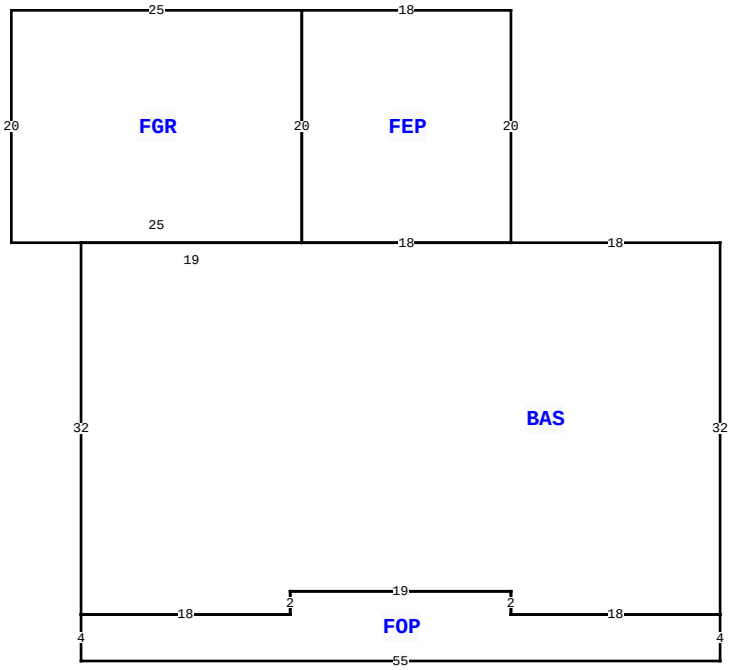
NEIGHBORHOOD/LOC 25416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100		1,722	150,897
FEP	360	80		288	25,237
FGR	500	55		275	24,098
FOP	258	30		77	6,748
TOTALS	2,840			2,362	206,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,362	115.0380	126.54	298,887	1992	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2009 Heated Area: 1722 HX Base Yr 2009



231 SW WHIPPOORWILL WAY, 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	20	60	1,200.00	UT	1.40	1.40	100	0	0	3	100	1,680	
2	0294	SHED WOOD/	0	100	12	38	456.00	UT	7.50	7.50	100	1993	1993	3	100	3,420	
3	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		206,979
TOTAL MARKET OB/XF VALUE		5,600
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		235,079
SOH/AGL Deduction		64,964
ASSESSED VALUE		170,115
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,704
TOTAL JUST VALUE		235,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1141/2686	1/22/2008	WD	Q	I		199,900
GRANTOR: ROBERT BROOKS & JOANN						
GRANTEE: PHILLIP & MARCY BRA						
0765/0919	9/25/1992	WD	Q	I		77,500
GRANTOR: NORTON HOME IMP						
GRANTEE: ROBERT BROOKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FEP= N20 W18 S20 E18$ W18 FGR= N20 W25 S20 E25$ W19 S32 FOP= S4 E55 N4 W18 N2 W19 S2 W18$ E18 N2 E19 S2 E18 N32$.

LAND DESCRIPTION

TOTAL OB/XF 5,600

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 07/08/2019 BY BC Total Acres: 0.59 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS