LOT 2 BLOCK A PICCADILLY PARK SO
645-180, 728-459, 772-1697, DC 7

EVANS VONCIL Y/EVANS EUGENE R
153 SW MOCKINGBIRD WAY
LAKE CITY, FL 32024

2024

25-4S-16-03121-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

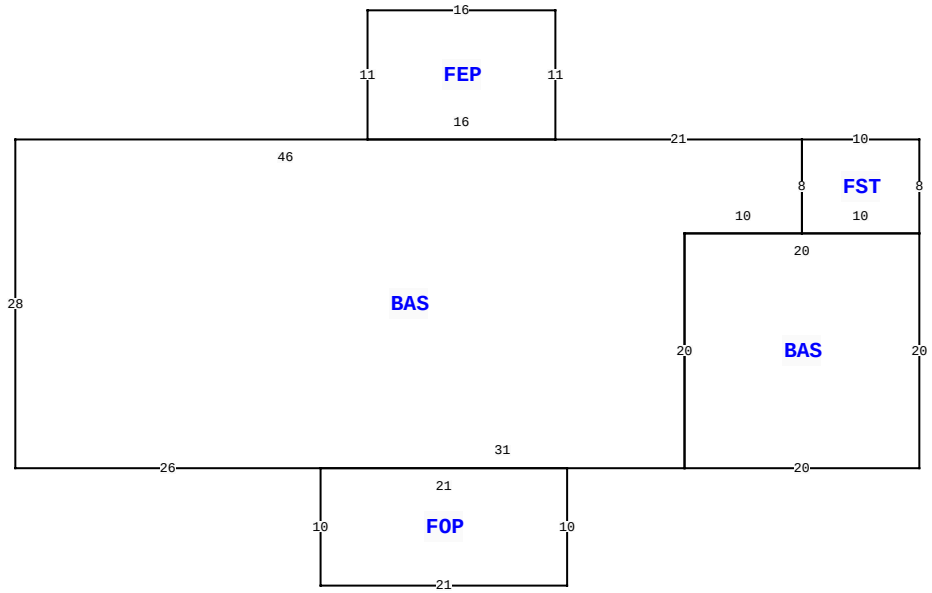
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	28,327
BAS	1,676	100	1,676	118,690
FEP	176	80	141	9,985
FOP	210	30	63	4,462
FST	80	55	44	3,116
TOTALS	2,542		2,324	164,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	113.4900	108.95	253,200	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2013 Heated Area: 2076 HX Base Yr 2013



153 SW MOCKINGBIRD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,580
TOTAL MARKET OB/XF VALUE		4,308
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		187,388
SOH/AGL Deduction		55,722
ASSESSED VALUE		131,666
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,666
TOTAL JUST VALUE		187,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

SALE:2:1: LOT 2, BLK A, PICCADILLY PARK SOUTH
LAND:1:1: 0.57 AC.
SALE:1:1: LIFE ESTATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045681	Roof Replacement	5,000	10/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/2026	8/08/2012	TR	Q	I	01	105,000
GRANTOR: GEORGIA G PALMER SUCC						
GRANTEE: VONCIL Y EVANS & EU						
0772/1697	3/05/1993	QC	U	I	01	0
GRANTOR: R EARLINE PARKER						
GRANTEE: PARKER TRUSTEE						

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	18	64	1,154.00	UT	2.00	2.00	100	1993	1993	3	100	2,308	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FEP= N11 W16 S11 E16$ W46 S28 E26 FOP= S10 E21N10 W21$ E31 BAS= E20 N20 W20S20$ N20E10 FST= E10 N8 W10 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 4,308

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-	1160.00	155.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/21/2022 BY JS Total Acres: 0.57 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/11/2023 BY SYS