

WATSON VERNEKA D/GADDIS BRIENT R
5725 SW COUNTY ROAD 242
LAKE CITY, FL 32024

19-4S-16-03071-000



BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT

CD

Exterior Wall

00

VINYL SID 100

Exterior Wall

00

N/A 0

Roof Structur

03

GABLE/HIP 100

Roof Cover

14

PREFIN MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 50

Interior Floo

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

03

FORCED AIR 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 100

Condition Adj

03

03 100

Kitchen Adjus

01

01 100

Quality

04

04

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

19416.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,352

100

2023

1,352

67,482

UOP

64

25

2023

16

799

UOP

100

25

2023

25

1,248

TOTALS

1,516

1,393

69,528

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0200

02

1,393

110.6750

90.75

126,415

2000

2000

0

0

0

45.00

55.00

1 MANUF 1

0%

- 2023

Heated Area: 1352

HX Base Yr

52

26

26

52

10

10

10

10

UOP

2023

BAS

2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/08/2025

MLU

EXTRA FEATURES

6013 SW COUNTY ROAD 242 , LAKE CITY

L N

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 0070

CARPORT UF

0 0 0 0

1.00 UT 0.00

0.00

100

2014

2014

3

100

100

2 0296

SHED METAL

0 0 0 0

1.00 UT 0.00

0.00

100

2014

2014

3

100

1,800

3 9945

Well/Sept

0 0 0 0

2.00 UT 7,000.00

7,000.00

100

3

100

14,000

4 0070

CARPORT UF

0 0 0 0

1.00 UT 0.00

0.00

100

2014

2014

3

100

200

5 0294

SHED WOOD/

0 0 0 0

1.00 UT 0.00

0.00

100

2014

2014

3

100

400

6 0296

SHED METAL

0 0 11 30

1.00 UT 9,900.00

9,900.00

100

2023

2022

100

9,900

7 0252

LEAN-TO W/

0 0 10 16

1.00 UT 240.00

240.00

100

2023

2022

100

240

8 0252

LEAN-TO W/

0 0 10 8

1.00 UT 120.00

120.00

100

2023

2022

100

120

9 0040

BARN, POLE

0 0 15 45

1.00 UT 1,687.00

1,687.00

100

2023

2022

100

1,687

10 0296

SHED METAL

0 0 0 0

1.00 UT 1,000.00

1,000.00

100

2023

2022

100

1,000

LAND DESCRIPTION

TOTAL OB/XF

29,447

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 0200

C

MBL HM

0

A-1

0.00

0.00

11.95

AC

1.00

1.00

0.70

9,000.00

6,300.00

75,285

REVIEW DATE

04/29/2025

BY

KS

Total Acres: 11.95

Total Land Value: 75,285

Market: 0

Agricultural: 0

Common: 75,285

PRINTED 10/31/2025 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2

3

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

69,528

TOTAL MARKET OB/XF VALUE

36,447

TOTAL LAND VALUE - MARKET

75,285

TOTAL MARKET VALUE

181,260

SOH/AGL Deduction

0

ASSESSED VALUE

181,260

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

181,260

TOTAL JUST VALUE

181,260

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

181,260

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1428/1067

1/20/2021

WD U

I

11

100

GRANTOR: GADDIS JAMES

GRANTEE: WATSON VERNEKA D

1366/2508

8/17/2018

WD U

I

11

100

GRANTOR: JAMES E GADDIS & D'ES

GRANTEE: JAMES GADDIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=37,21] E52 S26 W52 N26 \$

UOP=[YR=2023;ORIG=73,13] E8 S8 W8 N8 \$

UOP=[YR=2023;ORIG=63,47] E10 S10 W10 N10 \$

.

WATSON VERNEKA D/GADDIS BRIENT R
5725 SW COUNTY ROAD 242
LAKE CITY, FL 32024

19-4S-16-03071-000

[illegible]