

LOT 36 BLOCK C WISE ESTATE S/D
WD 1018-2245, WD 1088-1320,
GRANT DEED 1220-1281, AFFIDV

MASTERS VERNON REGINALD JR
268 SW PLATEAU GLN
LAKE CITY, FL 32024

2026

24-4S-16-03113-166



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 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	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

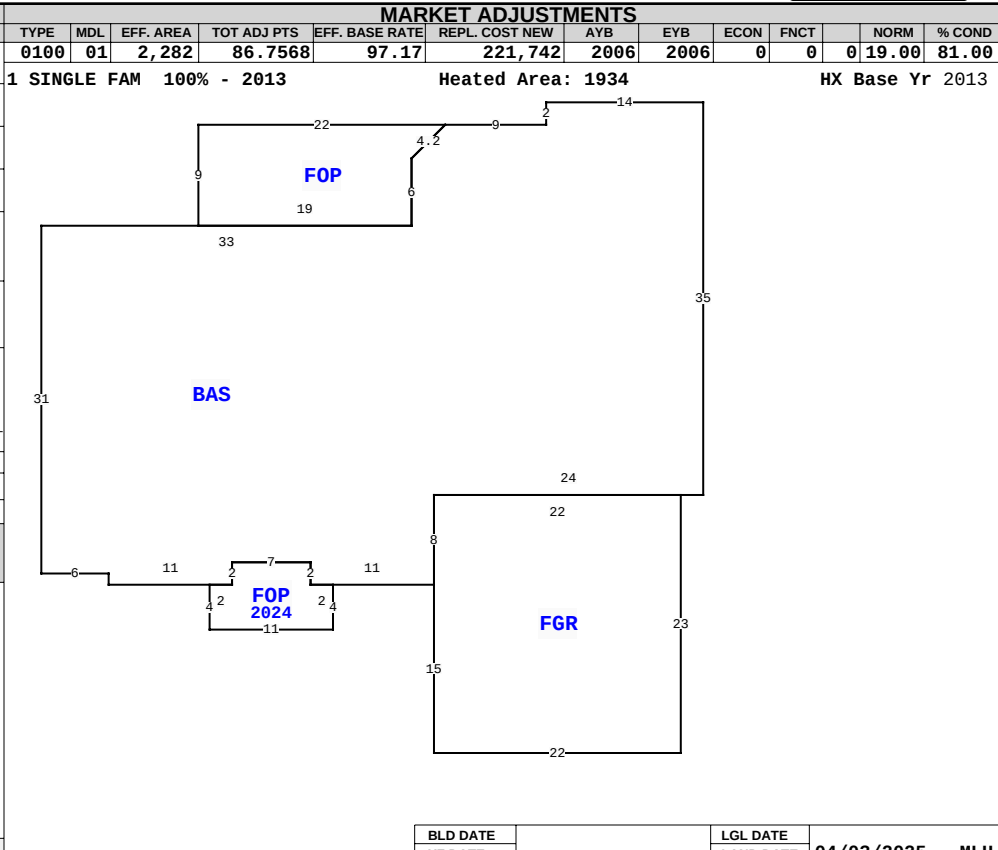
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC 24416.00 1.00/			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100		1,934	152,221
FGR	506	55		278	21,881
FOP	176	30		53	4,172
FOP	58	30	2024	17	1,338
TOTALS	2,674			2,282	179,611

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	2,116.00	UT	3.00	3.00	
2	0280	POOL R/CON	0	100	10	26	260.00	UT	70.00	70.00	
3	0166	CONC, PAVMT	0	100	10	14	140.00	UT	2.00	2.00	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	



268 SW PLATEAU GLN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		179,611			
TOTAL MARKET OB/XF VALUE		21,893			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		236,504			
SOH/AGL Deduction		84,445			
ASSESSED VALUE		152,059			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		101,337			
TOTAL JUST VALUE		236,504			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		239,267			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046669	Roof Replacement	18,000	03/07/2023
000036585	Swimming Pool and		04/16/2018
36585	POOL	263	04/16/2018
23821	SFR	611	11/07/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1227/2171	1/04/2012	WD U	I	19	
GRANTOR: WORLDWIDE TRUSTEE SER					
GRANTEE: VERNON REGINALD MAS					
1220/1281	7/11/2011	WD U	I	11	100
GRANTOR: SHERRY LEMPKA					
GRANTEE: LEMPKA FAMILY TRUST					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W14 S2 W9 D3L3 S6 W33 S31 E6 S1 E11 N2 E7 S2 E11 N8 E24 N35 \$											
FGR=[ORIG=-24,43] S15 E22 N23 W22 S8 \$											
FOP=[ORIG=-23,2] W22 S9 E19 N6 U3R3 \$											
FOP=[YR=2024;ORIG=-44,43] S4 E11 N4 W2 N2 W7 S2 W2 \$											