

COMM NE COR OF NE1/4 OF NW1/4, R
TO SE COR OF LOT 8 BLOCK A PICCA
FOR POB, CONT N 172.51 FT, W 188

VERGAUWEN RONALD/REEVES LYNETTE M
375 NW HAMILTON ST
LAKE CITY, FL 32055

2026

24-4S-16-03116-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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	24416.030	1.00/

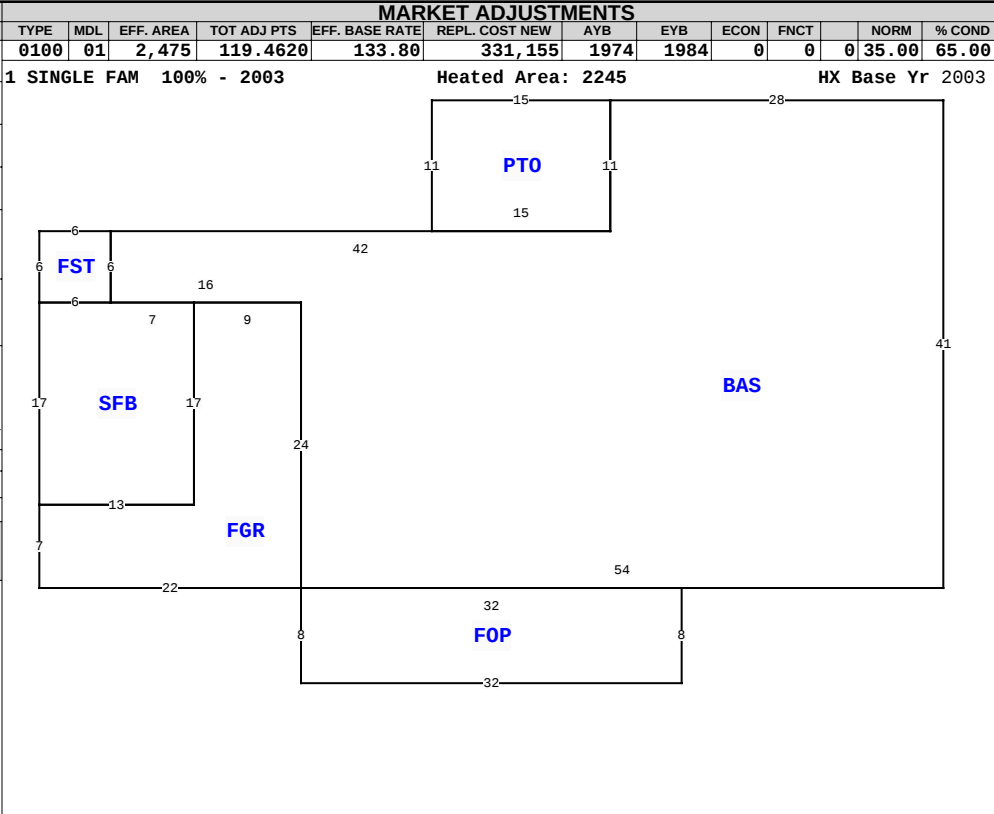
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,024	100		2,024	176,027
FGR	307	55		169	14,698
FOP	256	30		77	6,697
FST	36	55		20	1,739
PTO	165	5		8	696
SFB	221	80		177	15,394

TOTALS	3,009			2,475	215,251
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
4	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-	1173.00	188.00	1.00

REVIEW DATE 02/18/2025 BY KS



395 SW ANGELA TER, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	850	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
4	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

TOTAL OB/XF															5,150	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
	RSF-	1173.00	188.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00					

Total Acres: 0.75 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		215,251	
TOTAL MARKET OB/XF VALUE		5,150	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		242,901	
SOH/AGL Deduction		94,811	
ASSESSED VALUE		148,090	
TOTAL EXEMPTION VALUE		HX HB SX WX	
BASE TAXABLE VALUE		42,368	
TOTAL JUST VALUE		242,901	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,901	

LAND:1:1: 0.74 AC.
SALE:1:1: LOT 8 BLK A PICADILLY PARK UNREC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1554/215	11/13/2025	QC	U	I	11	100	
GRANTOR: VERGAUWEN MARGARET							
GRANTEE: VERGAUWEN RONALD							
0963/1456	9/30/2002	WD	Q	I		106,500	
GRANTOR: CHARLES & SANDRA DANI							
GRANTEE: JAMES & MARGARET VE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W28 PTO= W15 S11 E15 N11\$ S11 W42 FST= W6S6 E6 N6\$ S6 SFB= W6 S17 FGR= S7 E22 N24 W9 S17 W13\$ E13 N17W7\$ E16 S24 FOP= S8 E32 N8 W32\$ E54 N41\$.									

PRINTED 11/19/2025 BY SYS