COMM NE COR OF NW1/4 OF NW1/4, S
POB, W 203.03 FT, N 172.5 FT, E
172.5 FT TO POB. (AKA LOT 2 BLOC

TILLINGHAST LILLA M
159 SW VERNON WAY
LAKE CITY, FL 32024

2026

25-4S-16-03153-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

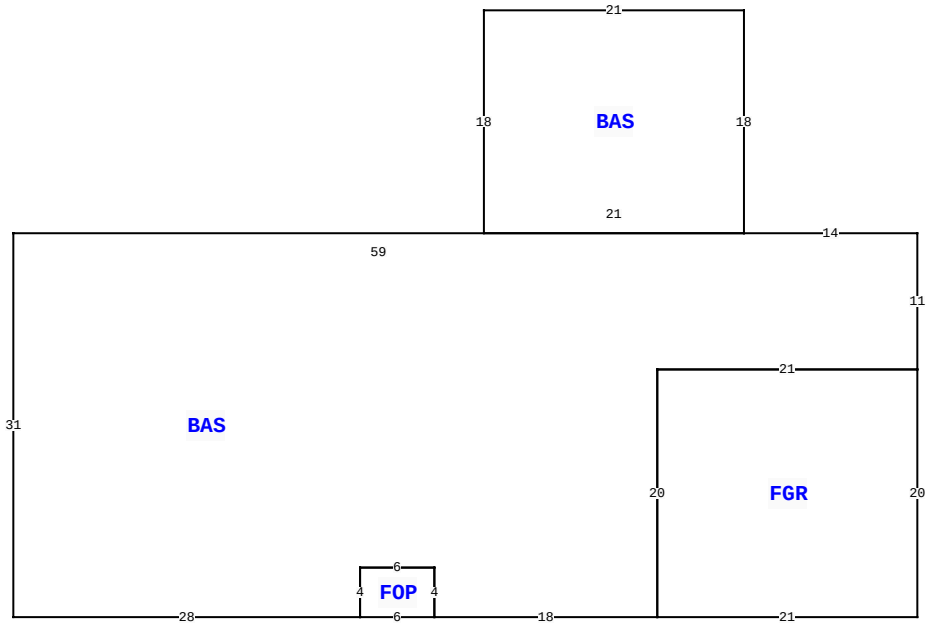
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	378	100		378	30,963
BAS	1,819	100		1,819	149,000
FGR	420	55		231	18,922
FOP	24	30		7	573
TOTALS	2,641			2,435	199,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,435	112.5200	126.02	306,859	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 2197 HX Base Yr 2013



159 SW VERNON 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		199,458
TOTAL MARKET OB/XF VALUE		4,082
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		226,040
SOH/AGL Deduction		85,353
ASSESSED VALUE		140,687
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		84,965
TOTAL JUST VALUE		226,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,040

SALE:4:1: LOT 2 BLK J PICCADILLY PARK-CERTIFICATE
SALE:3:1: LOT 2 BLK J PICCADILLY PARK
SALE:2:1: LOT 2 BLK J PICCADILLY PARK
LAND:1:1: 0.80 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30704	MAINT/ALTR	50	01/08/2013
22394	ADDN SFR	145	10/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/2583	3/21/2023	LE	U	I	14	100
GRANTOR:TILLINGHAST LILLA M (						
GRANTEE:TILLINGHAST MARK ED						
1239/2049	8/08/2012	WD	U	I	38	109,000
GRANTOR:MARY E EARLS						
GRANTEE:LILLA M & CLIFTON T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 BAS= N18 W21 S18 E21$ W59 S31 E28 FOP= E6N4 W6 S4$ N4 E6 S4 E18 FGR= E21 N20 W21 S20$ N20 E21 N11$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	70	1993	1993	3	70	630	
3	0294	SHED WOOD/	0	100	6	8	48.00	UT	7.50	7.50	70	1993	1993	3	70	252	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 4,082

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-	1173.00	203.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/26/2019 BY KR Total Acres: 0.81 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS