

COMM INTERS N R/W SR-242 & E E L
NW1/4, RUN W ALONG R/W 1430.82 F
TO SE COR LOT 5 BLOCK K FOR POB,

FRENCH WILLIAM W/FRENCH DEBORAH A
254 SW VERNON WAY
LAKE CITY, FL 32024

2025

25-4S-16-03153-047



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

NEIGHBORHOOD/LOC		25416.040		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100		1,660	162,822
FCP	400	25		100	9,809
FOP	140	30		42	4,119
FST	112	55		62	6,081
TOTALS	2,312			1,864	182,831

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	0258	PATIO	0	100	0	0	1.00	UT	0.00
3	0166	CONC, PAVMT	0	100	20	45	900.00	UT	2.00
4	0294	SHED WOOD/	0	100	13	30	390.00	UT	7.50
5	0169	FENCE/WOOD	0	100	20	4	80.00	UT	13.50

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-	1165.00	203.00	1.00

REVIEW DATE 12/19/2024 BY ME

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,864	113.4540	122.53	228,396	1975	2005	0	0	0	19.95	80.05
1 SINGLE FAM - 100% - 2025 Heated Area: 1660 HX Base Yr 2025												
254 SW VERNON WAY, LAKE CITY												

254 SW VERNON WAY, LAKE CITY				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	0.00	0.00	100	0	0	3	100	225		
1.00	UT	0.00	0.00	100	0	0	3	100	100		
900.00	UT	2.00	2.00	100	1993	1993	3	100	1,800		
390.00	UT	7.50	7.50	100	1993	1993	3	100	2,925		
80.00	UT	13.50	13.50	100	2006	2006	3	100	1,080		

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	0100	C	SFR	100		RSF-	1165.00	203.00	1.00	LT		1.00

Total Acres: 0.77 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		182,831	
TOTAL MARKET OB/XF VALUE		6,130	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		211,461	
SOH/AGL Deduction		26,013	
ASSESSED VALUE		185,448	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		134,726	
TOTAL JUST VALUE		211,461	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,359	

LAND:1:1: 0.77 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052853	Remodel	14,965	04/08/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/913	12/11/2024	WD	Q	I	01	285,000
GRANTOR: SCHREIBER EUGENE NED						
GRANTEE: FRENCH WILLIAM W						
1499/2024	9/26/2023	LE	U	I	14	100
GRANTOR: SCHREIBER EUGENE NED						
GRANTEE: SCHREIBER EUGENE NE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 S12 W28 FST= W14 S8E14 N8\$ S8 FCP= W14 S20 E20 N20 W6\$ E6 S20 FOP= S5 E28 N5W28\$ E28 S2 E18 N42\$.									

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