COMM INTERS N R/W SR-242 & E
LINE OF NE1/4 OF NW1/4, RUN W
ALONG R/W 1430.52 FT, N 368.75

NIMS JOHN E/NIMS MYRTICE ELIZABETH
194 VERNON WAY
LAKE CITY, FL 32024

2026

25-4S-16-03153-049

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

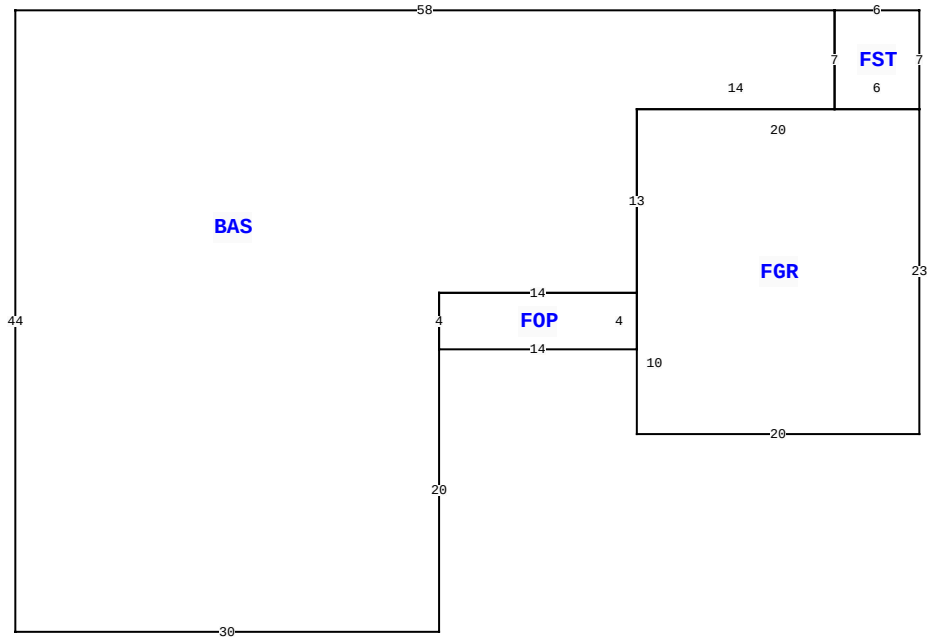
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,698	100		1,698	152,487
FGR	460	55		253	22,720
FOP	56	30		17	1,527
FST	42	55		23	2,066
TOTALS	2,256			1,991	178,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,991	123.3540	138.16	275,077	1975	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1698 HX Base Yr 2018



194 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		178,800
TOTAL MARKET OB/XF VALUE		3,950
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		205,250
SOH/AGL Deduction		102,326
ASSESSED VALUE		102,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,202
TOTAL JUST VALUE		205,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/2140	2/24/2017	WD	Q	I	01	165,000
GRANTOR: H W MORRELL						
GRANTEE: JOHN E & MYRTICE EL						
1324/2029	10/04/2016	QC	U	I	11	46,200
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: H W MORRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S44 E30 N20 FOP= E14 N4W14 S4$ N4 E14 FGR= S10E20 N23 W20 S13$ N13 E14 FST= E6 N7 W6 S7$ N7$.

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	250	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	100	20	-80	1,600.00	UT	4.50	4.50	50	1993	1993	3	50	3,600	

LAND DESCRIPTION

TOTAL OB/XF 3,950

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-	1165.00	203.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/27/2019 BY KR Total Acres: 0.77 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS