

COMM NW COR OF SEC, RUN E 529 FT
E 406.06 FT, S 495 FT TO NE COR
POB, RUN S 165 FT, W 203.03 FT,

BLANKENSHIP ERVIN LOUIS III/BLANKENSHIP LISA
162 SW VERNON WAY
LAKE CITY, FL 32024

2025

25-4S-16-03153-050



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	05	AVERAGE 20			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 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 Units	05	CONV 100			
		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	1,604	100		1,604	137,801
FCP	480	25		120	10,309
FOP	132	30		40	3,437
FST	112	55		62	5,327
UOP	144	20		29	2,491
TOTALS	2,472			1,855	159,364

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,855	118.0080	132.17	245,175	1975	1975	0	0	0 35.00	65.00
1 SINGLE FAM - 100% - 2021											
Heated Area: 1604											
HX Base Yr 2021											
162 SW VERNON WAY, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2023 MLU											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				159,364		
TOTAL MARKET OB/XF VALUE				17,836		
TOTAL LAND VALUE - MARKET				22,500		
TOTAL MARKET VALUE				199,700		
SOH/AGL Deduction				56,909		
ASSESSED VALUE				142,791		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				92,069		
TOTAL JUST VALUE				199,700		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				189,740		
SALE:2:1: LOT 8 BLK K PICCADILLY PARK						
LAND:1:1: 0.77 AC.						