

COMM NW COR OF SEC, RUN E 529 FT
406.06 FT, S 660 FT TO NE COR LO
CONT S 203.75 FT TO N R/W CR-242

MELLO KEDRA MEGNONNE HEWETT/HEWETT CHRISTA MEGNON
128 SW VERNON WAY
LAKE CITY, FL 32024

2025

25-4S-16-03153-051



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
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
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

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	264	100		264	22,166
BAS	1,572	100		1,572	131,986
FCP	440	25		110	9,236
FOP	112	30		34	2,855
FST	120	55		66	5,541

TOTALS 2,508 2,046 171,783

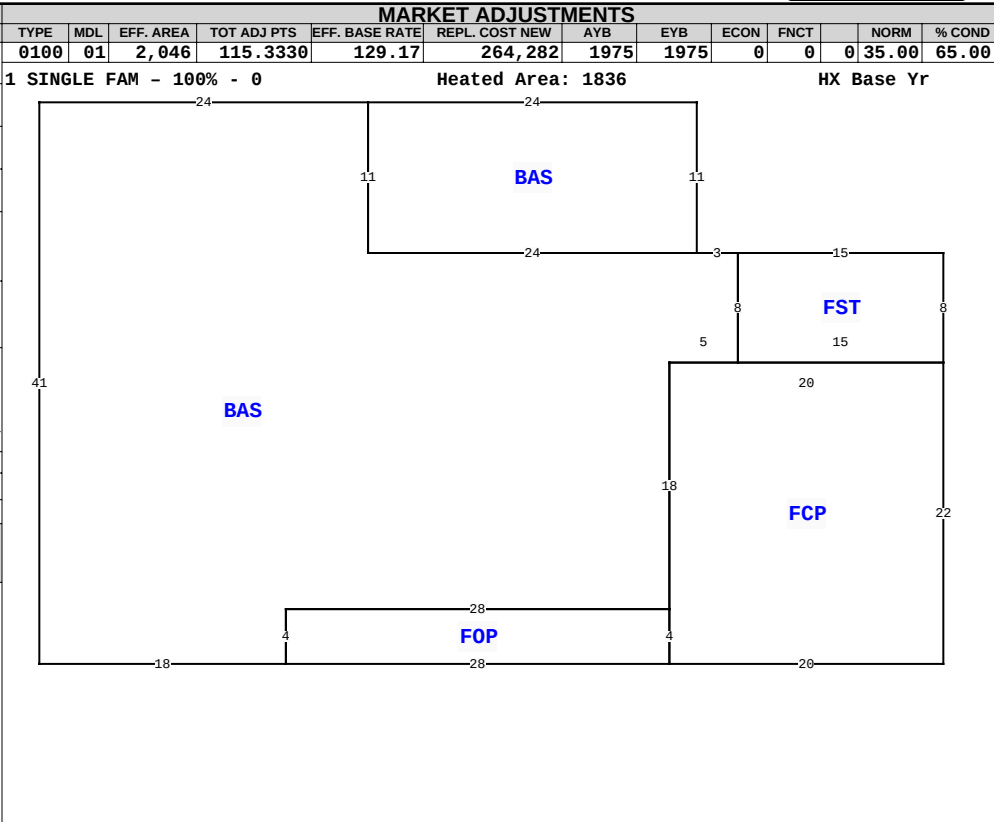
EXTRA FEATURES

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	62	20	1,240.00	UT	2.00	2.00	100	1993	1993	3	100	2,480	
2	0296	SHED METAL	0	100	6	8	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/27/2019 BY BC



128 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	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		171,783	
TOTAL MARKET OB/XF VALUE		6,120	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		200,403	
SOH/AGL Deduction		97,828	
ASSESSED VALUE		102,575	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		46,853	
TOTAL JUST VALUE		200,403	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1440/1624	6/21/2021	WD	U	I	30	100	
GRANTOR: MELLO KEDRA MEGNONNE							
GRANTEE: MELLO KEDRA MEGNONN							
0511/0404	10/01/1979	03	Q	I		42,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W3 BAS= N11 W24 S11 E24\$ W24 N11 W24 S41 E18 FOP= E28 N4 W28 S4\$ N4 E28 FCP= S4E20 N22 W20S18\$N18E5 FST= E15N8 W15 S8\$ N8\$.	

TOTAL OB/XF 6,120

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

Total Acres: 0.76 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

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