W DIV: LOTS 7 & 8 BLOCK 19 MCFAR
681-304, 801-1025, WD 1471-1890,

HERNDON RICHARD KYLE/HERNDON LYNDSEY ERIN
254 SW WALL TER
LAKE CITY, FL 32025

2027

00-00-00-12611-000

BUILDING CHARACTERISTICS

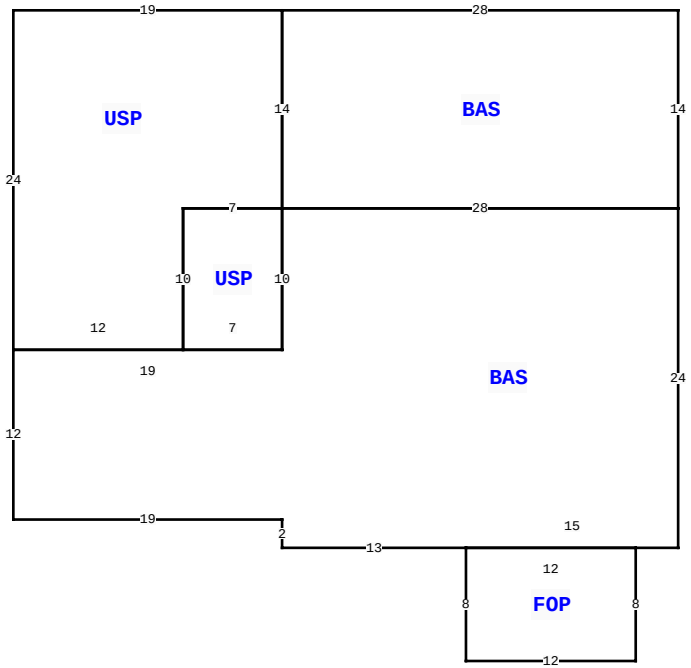
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	392	100		392	48,114
BAS	900	100		900	110,466
FOP	96	30		29	3,560
USP	70	35		24	2,946
USP	386	35		135	16,570
TOTALS	1,844			1,480	181,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,480	131.2740	144.40	213,712	1945	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2024 Heated Area: 1292 HX Base Yr



254 SW WALL TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	0	12	12	144.00	UT	1.50	1.50	100	1993	1993	3	100	216	
2	0251	LEAN TO W/	0	0	10	12	120.00	UT	1.50	1.50	100	1993	1993	3	100	180	
3	0166	CONC,PAVMT	0	0	10	20	200.00	UT	1.50	1.50	100	1993	1993	3	100	300	
4	0070	CARPORT UF	0	0	20	24	480.00	UT	1.50	1.50	100	1993	1993	3	100	720	
5	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	181,655
TOTAL MARKET OB/XF VALUE	2,316
TOTAL LAND VALUE - MARKET	18,124
TOTAL MARKET VALUE	202,095
SOH/AGL Deduction	0
ASSESSED VALUE	202,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,095
TOTAL JUST VALUE	202,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045799	Roof Replacement	5,000	10/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/1290	8/17/2023	WD	Q	I	01	242,500
GRANTOR: DIY DEVELOPMENT, LLC						
GRANTEE: HERNDON RICHARD KYL						
1482/1320	1/05/2023	WD	U	I	11	0
GRANTOR: MCDONALD RODNEY D						
GRANTEE: DIY DEVELOPMENT, LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 USP= W7 S10 E7 N10$S10 W19 S12 E19 S2 E13 FOP= S8 E12 N8 W12$ E15 N24 $ BAS= N14 W28 USP= W19 S24 E12 N10 E7 N14$ S14 E28$.

LAND DESCRIPTION

TOTAL OB/XF 2,316

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	0		*RSF-2	100.00	145.00	7,250.00	SF		1.00	1.00	1.00	1.25	1.25	9,062							
2	0000	C	VAC RES	0		*RSF-2	100.00	145.00	7,250.00	SF		1.00	1.00	1.00	1.25	1.25	9,062							

REVIEW DATE 09/28/2023 BY ME Total Acres: 0.33 Total Land Value: 18,124 Market: 0 Agricultural: 0 Common: 18,124 PRINTED 11/17/2026 BY SYS