LOT 31 CALLAWAY S/D UNIT 1.
819-193, 831-1430, 896-734, WD 1

BERGER JOHNNY/MCLERNON JEANETTE M
118 SW LEXINGTON CT
LAKE CITY, FL 32024

2027

15-4S-16-03023-131

BUILDING CHARACTERISTICS

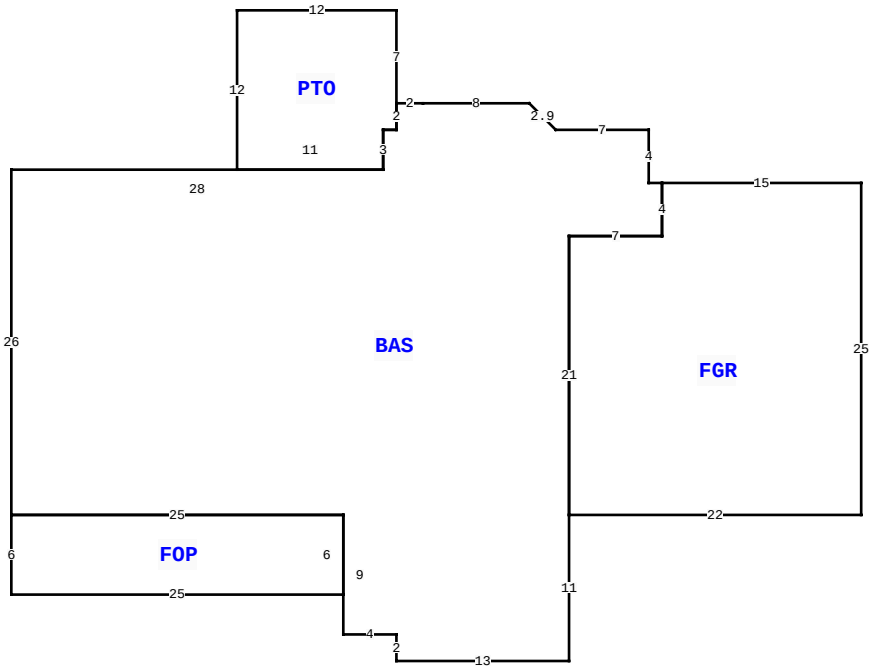
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	02 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100		1,387	130,957
FGR	522	55		287	27,098
FOP	150	30		45	4,249
PTO	141	5		7	661
TOTALS	2,200			1,726	162,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	130.6462	143.71	248,043	1997	1997	0	0	0	34.30	65.70

1 SINGLE FAM 100% - 2026 Heated Area: 1387 HX Base Yr 2026



118 SW LEXINGTON CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	162,964
TOTAL MARKET OB/XF VALUE	8,262
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	206,226
SOH/AGL Deduction	55,920
ASSESSED VALUE	150,306
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	48,895
TOTAL JUST VALUE	206,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056699	Remodel	9,321	09/30/2026
000053406	Roof Replacement	17,000	06/18/2025
12024	SFR	235	01/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2407	2/07/2025	WD	Q	I	01	275,000
GRANTOR: MORRIS RANDY M						
GRANTEE: BERGER JOHNNY						
1421/1337	10/09/2020	WD	Q	I	01	195,000
GRANTOR: ROBERT J & MARY W BEA						
GRANTEE: RANDY M MORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 U2 L2 W8 /W2/ PTO= N7 W12 S12 E11 N3 E1 N2$ S2 W1 S3 W28 S26 FOP= S6 E25 N6 W25$ E25 S9 E4 S2 E13 N11 FGR= E22 N25 W15 S4 W7 S21$ N21 E7 N4 W1 N4$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,083.00	UT	1.50	1.50	100	1997	1997	3	100	1,625	
3	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	4.50	75	1997	1997	3	75	1,181	
4	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2007	2007	3	100	3,456	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,262

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/08/2025 BY chuck Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS