LOT 36 BLOCK C WISE ESTATE S/D
WD 1018-2245, WD 1088-1320,
GRANT DEED 1220-1281, AFFIDV

MASTERS VERNON REGINALD JR
268 SW PLATEAU GLN
LAKE CITY, FL 32024

2026

24-4S-16-03113-166

BUILDING CHARACTERISTICS

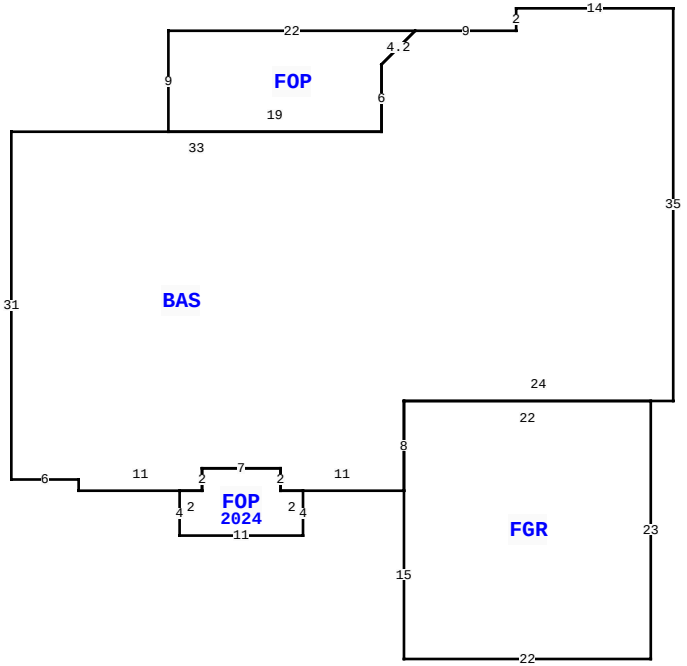
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100		1,934	152,221
FGR	506	55		278	21,881
FOP	176	30		53	4,172
FOP	58	30	2024	17	1,338
TOTALS	2,674			2,282	179,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	86.7568	97.17	221,742	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2013 Heated Area: 1934 HX Base Yr 2013



268 SW PLATEAU GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	179,611
TOTAL MARKET OB/XF VALUE	21,893
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	236,504
SOH/AGL Deduction	84,888
ASSESSED VALUE	151,616
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	100,205
TOTAL JUST VALUE	236,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046669	Roof Replacement	18,000	03/07/2023
000036585	Swimming Pool and		04/16/2018
36585	POOL	263	04/16/2018
23821	SFR	611	11/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/2171	1/04/2012	WD	U	I	19	125,000
GRANTOR: WORLDWIDE TRUSTEE SER						
GRANTEE: VERNON REGINALD MAS						
1220/1281	7/11/2011	WD	U	I	11	100
GRANTOR: SHERRY LEMPKA						
GRANTEE: LEMPKA FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S2 W9 D3L3 S6 W33 S31 E6 S1 E11 N2 E7 S2 E11 N8 E24 N35 $
FGR=[ORIG=-24,43] S15 E22 N23 W22 S8 $
FOP=[ORIG=-23,2] W22 S9 E19 N6 U3R3 $
FOP=[YR=2024;ORIG=-44,43] S4 E11 N4 W2 N2 W7 S2 W2 $
.

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	2,116.00	UT	3.00	3.00	75	2006	2006	3	75	4,761	
2	0280	POOL R/CON	0	100	10	26	260.00	UT	70.00	70.00	100	2018	2018	3	86	15,652	
3	0166	CONC,PAVMT	0	100	10	14	140.00	UT	2.00	2.00	100	2018	2018	3	100	280	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 21,893

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/04/2026 BY robin Total Acres: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/30/2026 BY SYS