

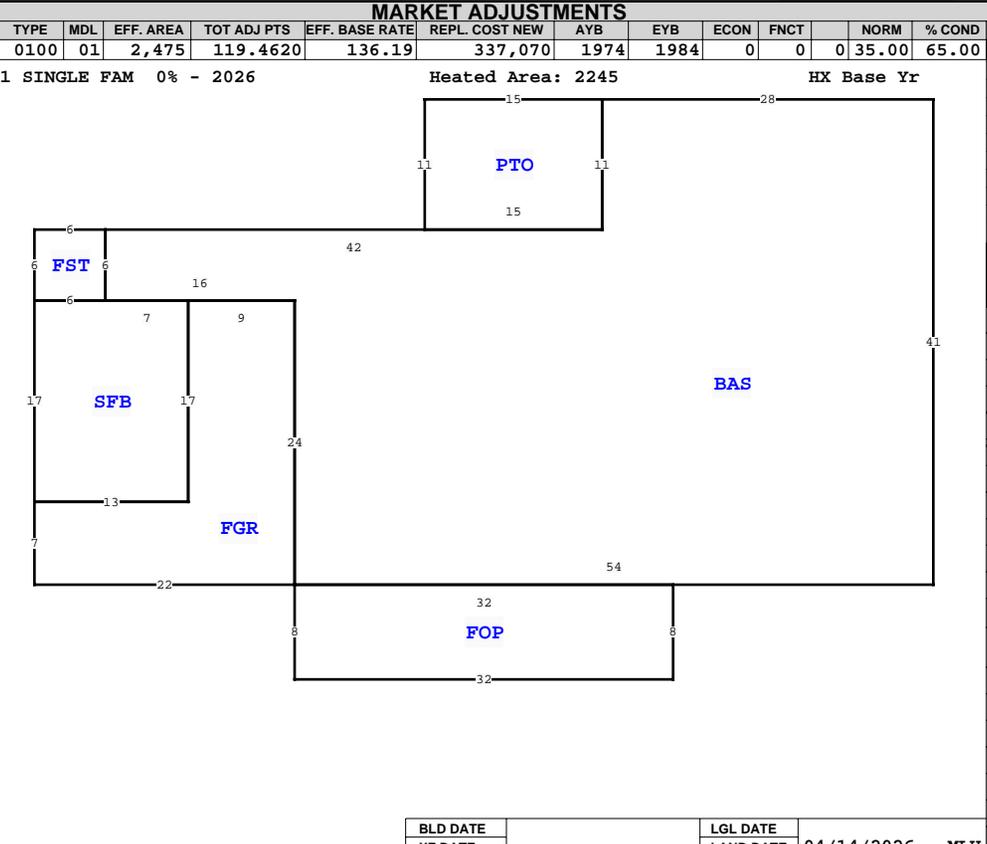
COMM NE COR OF NE1/4 OF NW1/4, R
TO SE COR OF LOT 8 BLOCK A PICCA
FOR POB, CONT N 172.51 FT, W 188

VERGAUWEN RONALD/REEVES LYNETTE M
375 NW HAMILTON ST
LAKE CITY, FL 32055

2026

24-4S-16-03116-002


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 90				
Exterior Wall	05 AVERAGE 10				
Roof Structure	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
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	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	24416.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,024	100		2,024	179,172
FGR	307	55		169	14,960
FOP	256	30		77	6,817
FST	36	55		20	1,771
PTO	165	5		8	709
SFB	221	80		177	15,669
TOTALS	3,009			2,475	219,096



COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		219,096
TOTAL MARKET OB/XF VALUE		5,150
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		249,246
SOH/AGL Deduction		0
ASSESSED VALUE		249,246
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		249,246
TOTAL JUST VALUE		249,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,901
LAND:1:1: 0.74 AC.		
SALE:1:1: LOT 8 BLK A PICADILLY PARK UNREC		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/215	11/13/2025	QC	U	I	11	100

GRANTOR: VERGAUWEN MARGARET
 GRANTEE: VERGAUWEN RONALD
 0963/1456 9/30/2002 WD Q I 106,500
 GRANTOR: CHARLES & SANDRA DANI
 GRANTEE: JAMES & MARGARET VE

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	850	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
4	0031	BARN, MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

TOTAL OB/XF 5,150

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 PTO= W15 S11 E15 N11\$ S11 W42 FST= W6S6 E6 N6\$ S6
 SFB= W6 S17 FGR= S7 E22 N24 W9 S17 W13\$ E13 N17W7\$ E16 S24
 FOP= S8 E32 N8 W32\$ E54 N41\$.

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	0		RSF	1173.00	188.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							