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

**2027**

**24-4S-16-03116-002**

## BUILDING CHARACTERISTICS

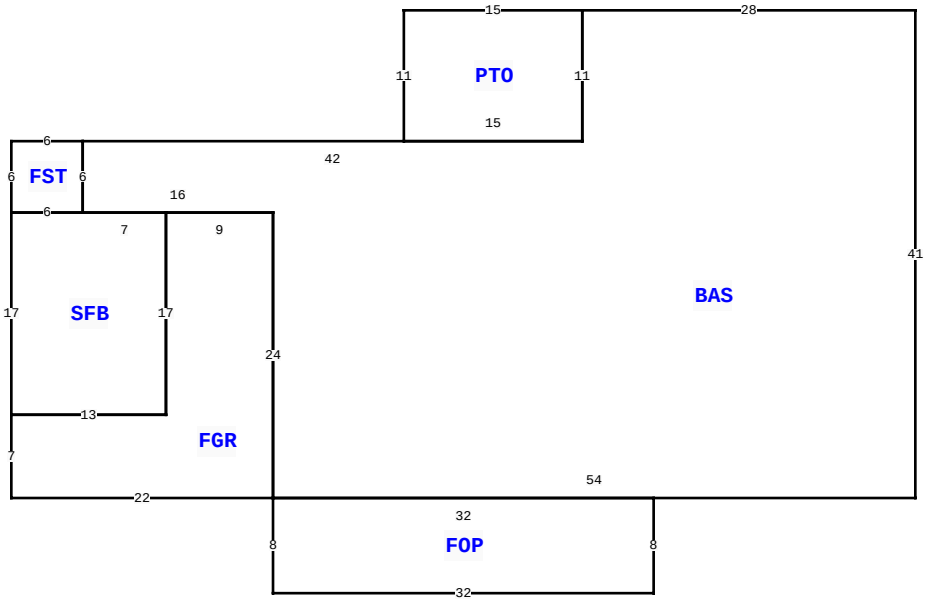
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 | 172,883 |
| FGR | 307 | 55 | | 169 | 14,435 |
| FOP | 256 | 30 | | 77 | 6,577 |
| FST | 36 | 55 | | 20 | 1,708 |
| PTO | 165 | 5 | | 8 | 683 |
| SFB | 221 | 80 | | 177 | 15,119 |
| TOTALS | 3,009 | | | 2,475 | 211,406 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,475 | 119.4620 | 131.41 | 325,240 | 1974 | 1984 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2245 HX Base Yr




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

395 SW ANGELA TER, LAKE CITY

## 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 211,406 |
| TOTAL MARKET OB/XF VALUE | 5,150 |
| TOTAL LAND VALUE - MARKET | 25,000 |
| TOTAL MARKET VALUE | 241,556 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 241,556 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 241,556 |
| TOTAL JUST VALUE | 241,556 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 245,401 |

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 |
|---|---|---|---|---|---|---|
| 1574/680 | 8/03/2026 | QC | U | I | 11 | 100 |
| GRANTOR: VERGAUWEN RONALD | | | | | | |
| GRANTEE: VERGAUWEN RONALD | | | | | | |
| 1554/215 | 11/13/2025 | QC | U | I | 11 | 100 |
| GRANTOR: VERGAUWEN MARGARET | | | | | | |
| GRANTEE: VERGAUWEN RONALD | | | | | | |

## 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

TOTAL OB/XF 5,150

| 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- | 1173.00 | 188.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |

REVIEW DATE 02/18/2025 BY KS Total Acres: 0.75 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS