COMM INTERS N R/W SR-242 & E LIN
NW1/4, RUN W ALONG RD R/W 1004.3
OF LOT 1 PICCADILLY PARK & POB,

VARNDELL JACK H/VARNDELL MEAGAN B
124 SW RANDALL TER
LAKE CITY, FL 32024

2027

25-4S-16-03153-028

BUILDING CHARACTERISTICS

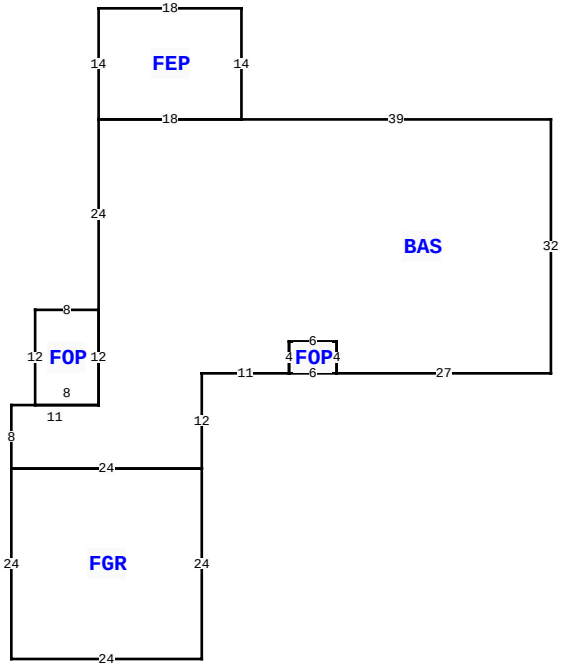
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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		25416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100		2,044	159,698
FEP	252	80		202	15,782
FGR	576	55		317	24,767
FOP	24	30		7	547
FOP	96	30		29	2,266
TOTALS	2,992			2,599	203,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,599	109.2700	120.20	312,400	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2044 HX Base Yr 2026



124 SW RANDALL TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		203,060
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		23,625
TOTAL MARKET VALUE		229,785
SOH/AGL Deduction		0
ASSESSED VALUE		229,785
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,374
TOTAL JUST VALUE		229,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044682	Roof Replacement	15,050	06/14/2022
22926	ADDN SFR	115	03/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1699	12/17/2025	WD	Q	I	01	299,000
GRANTOR: BEDINGFIELD RALPH LIN						
GRANTEE: VARNDELL JACK H						
1553/1022	10/27/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BEDIN						
GRANTEE: BEDINGFIELD RALPH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FEP= N14 W18 S14 E18$ W18 S24 FOP= W8 S12E8 N 12$ S12 W11 S8 FGR= S24E24 N24 W24$ E24 N12 E11 FOP= E6 N4 W6 S4$ N4 E6 S4 E27 N32$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1975	1975	3	100	200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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-1	230.00	170.00	1.00	LT		1.00	1.00	1.05	22,500.00	23,625.00	23,625							

REVIEW DATE 01/20/2026 BY TP Total Acres: 0.90 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 11/17/2026 BY SYS