

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,

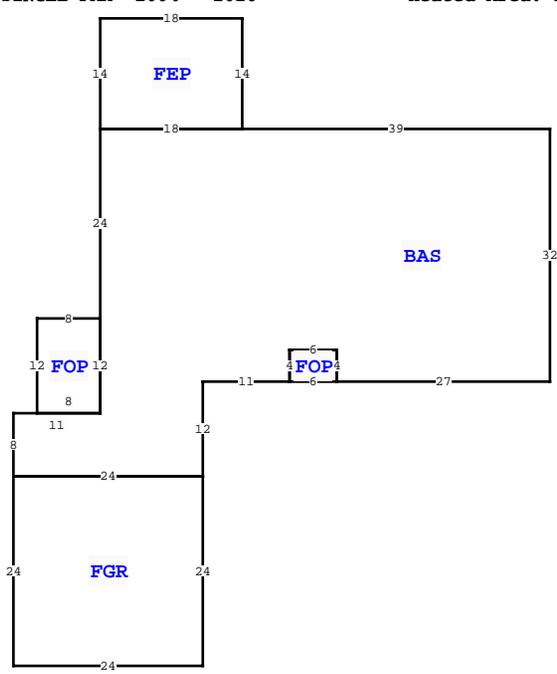
VARNDELL JACK H/VARNDELL MEAGAN B
 124 SW RANDALL TER
 LAKE CITY, FL 32024

2026

25-4S-16-03153-028


BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floor	13 LAM/VNLPLK 80
Interior Floor	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
FEP	252 80
FGR	576 55
FOP	24 30
FOP	96 30
TOTALS	2,992 2,599 210,442

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2026		Heated Area: 2044					HX Base Yr 2026			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	210,442			
TOTAL MARKET OB/XF VALUE	3,100			
TOTAL LAND VALUE - MARKET	23,625			
TOTAL MARKET VALUE	237,167			
SOH/AGL Deduction	0			
ASSESSED VALUE	237,167			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	185,756			
TOTAL JUST VALUE	237,167			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	230,815			

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						

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

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

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\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	100		RSF	1230.00	170.00	1.00	LT		1.00	1.00	1.05	22,500.00	23,625.00	23,625							