

COMM NW COR, RUN E 529 FT, S 215 FT, S 345 FT FOR POB, CONT S 172 FT, N 172.5 FT, W 203.03 FT TO P

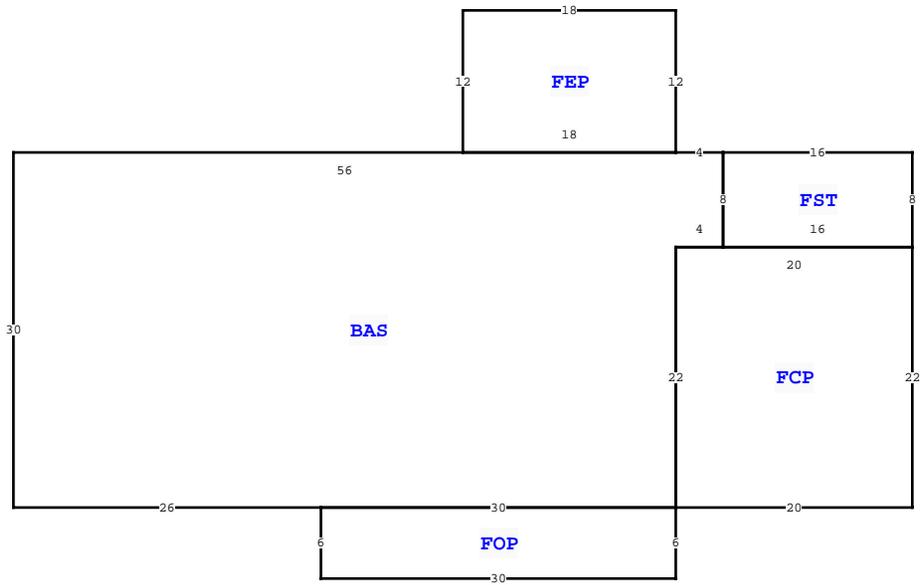
CURTIS CHACE ANTHONY/PRIEST KAYLYNN GRACE
191 SW VERNON WAY
LAKE CITY, FL 32024

2026

25-4S-16-03153-040

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
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
Architctual Units	05	CONV	100
Condition Adj	02	02	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
BAS	1,712	100	
FCP	440	25	
FEP	216	80	
FOP	180	30	
FST	128	55	
TOTALS	2,676		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,119	100.3950	114.45	242,520	1975	1975	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1712 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		157,638	
TOTAL MARKET OB/XF VALUE		1,485	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		181,623	
SOH/AGL Deduction		0	
ASSESSED VALUE		181,623	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		181,623	
TOTAL JUST VALUE		181,623	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,071	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051472	Roof Replacement	17,000	11/12/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2603	12/22/2025	WD	Q	I	01	225,000
GRANTOR: TAYLOR BRANDON						
GRANTEE: CURTIS CHACE ANTHON						
1550/2208	9/30/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RICHA						
GRANTEE: TAYLOR BRANDON						

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	225	
2	0294	SHED WOOD/	0	0	10	10	100.00	UT	7.50	7.50	70	1993	1993	3	70	525	
3	0294	SHED WOOD/	0	0	10	14	140.00	UT	7.50	7.50	70	1993	1993	3	70	735	

TOTAL OB/XF														1,485										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	203.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

BUILDING NOTES													
BAS= W4 FEP= N12 W18 S12 E18\$ W56 S30 E26 FOP= S6 E30 N6 W30\$ E30 FCP= E20 N22 W20 S22\$ N22 E4 FST= E16 N8 W16 S8\$ N8\$.													

BUILDING DIMENSIONS													
BAS= W4 FEP= N12 W18 S12 E18\$ W56 S30 E26 FOP= S6 E30 N6 W30\$ E30 FCP= E20 N22 W20 S22\$ N22 E4 FST= E16 N8 W16 S8\$ N8\$.													

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	DPHT 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	203.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							