

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

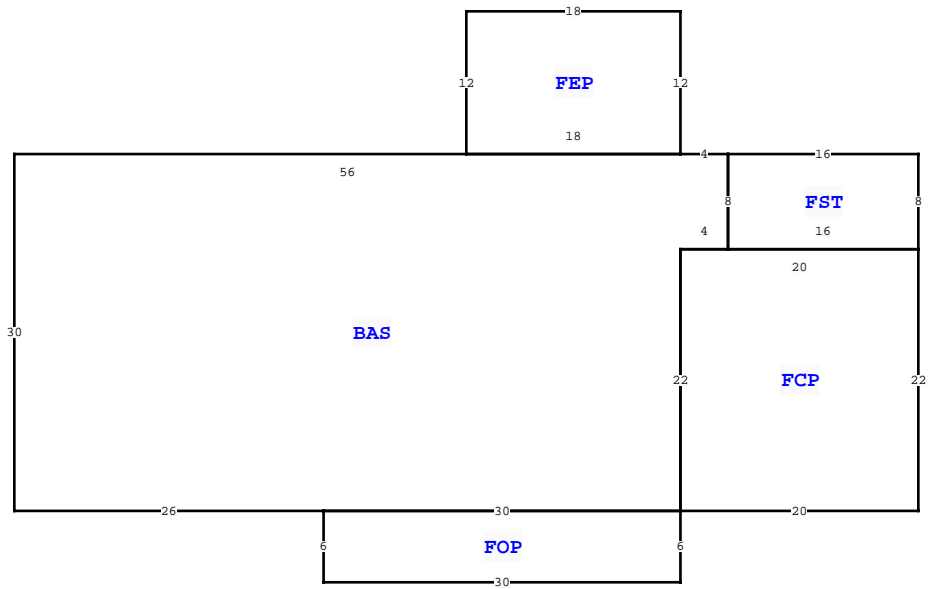
2026

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
Architectural 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	112.44	238,260	1975	1975	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1712 HX Base Yr												



EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0294	SHED WOOD/	0	0	10	10	100.00	UT	7.50	7.50	70	1993
3	0294	SHED WOOD/	0	0	10	14	140.00	UT	7.50	7.50	70	1993

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

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		RSF	1173.00	203.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			154,869
TOTAL MARKET OB/XF VALUE			1,485
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			178,854
SOH/AGL Deduction			0
ASSESSED VALUE			178,854
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			178,854
TOTAL JUST VALUE			178,854
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						

BUILDING NOTES												

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\$.												