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

2027

25-4S-16-03153-040

BUILDING CHARACTERISTICS

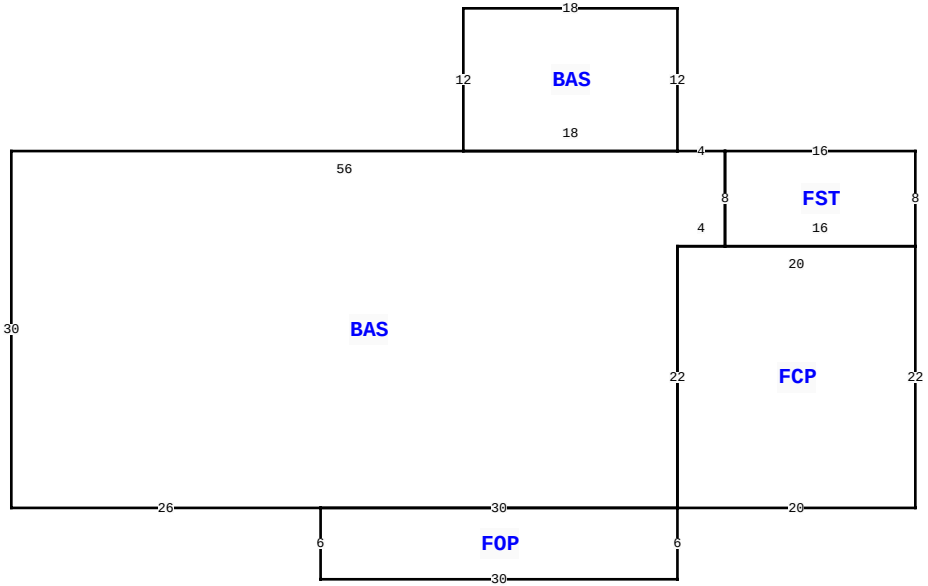
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	216	100		216	17,078
BAS	1,712	100		1,712	135,361
FCP	440	25		110	8,697
FOP	180	30		54	4,270
FST	128	55		70	5,535
TOTALS	2,676			2,162	170,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	110.5800	121.64	262,986	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1928 HX Base Yr 2026



191 SW VERNON WAY, LAKE CITY

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

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
2	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	70	1993	1993	3	70	525	
3	0294	SHED WOOD/	0	100	10	14	140.00	UT	7.50	7.50	70	1993	1993	3	70	735	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,941
TOTAL MARKET OB/XF VALUE		1,485
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		194,926
SOH/AGL Deduction		0
ASSESSED VALUE		194,926
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,515
TOTAL JUST VALUE		194,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,032

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=[ORIG=0,0] W4 W56 S30 E26 E30 N22 E4 N8 $
FCP=[ORIG=-4,30] E20 N22 W20 S22 $
BAS=[ORIG=-4,0] N12 W18 S12 E18 $
FOP=[ORIG=-34,30] S6 E30 N6 W30 $
FST=[ORIG=0,8] E16 N8 W16 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,485

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-	1173.00	203.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/16/2024 BY JS Total Acres: 0.81 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS