COMM INTERS OF N R/W CR-242 & E
NW1/4, RUN W ALONG RD R/W 1174.4
FT TO SE COR LOT 4 BLK J, RUN N

TEPEDINO JOSE/TEPEDINO ANA M
223 SW VERNON WAY
LAKE CITY, FL 32024

2027

25-4S-16-03153-041

BUILDING CHARACTERISTICS

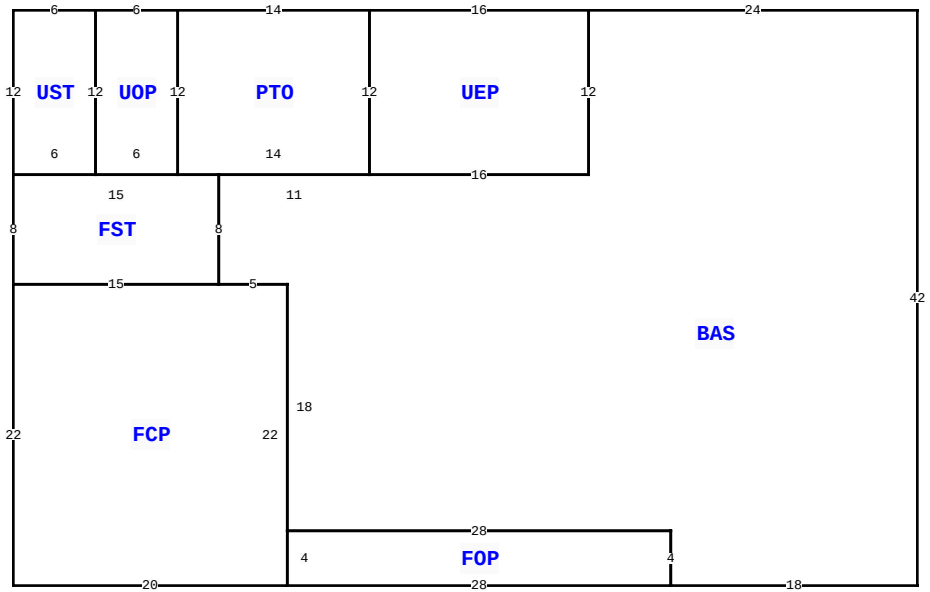
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,596	100		1,596	126,407
FCP	440	25		110	8,713
FOP	112	30		34	2,693
FST	120	55		66	5,227
PTO	168	5		8	634
UEP	192	60		115	9,108
UOP	72	20		14	1,109
UST	72	45		32	2,534
TOTALS	2,772			1,975	156,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	110.7740	121.85	240,654	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1596 HX Base Yr



223 SW VERNON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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		156,425
TOTAL MARKET OB/XF VALUE		22,492
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		201,417
SOH/AGL Deduction		75,364
ASSESSED VALUE		126,053
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,642
TOTAL JUST VALUE		201,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39101	STORAGE	0	01/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/1141	6/25/2023	LE	U	I	14	100

GRANTOR: TEPEDINO JOSE F

GRANTEE: TEPEDINO JOSE F (EN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UEP= W16 PTO= W14 UOP= W6 UST= W6 S12 E6 N12$ S12 E6 N12$ S12 E14 N12$ S12 E16 N12$ S12 W16 W11 FST= W15 S8 E15 N8$ S8 FCP= W15 S22 E20N22 W5$ E5 S18 FOP= S4 E28 N4 W28$ E28 S4 E18 N42$.

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	20	64	1,280.00	UT	2.00	2.00	70	1993	1993	3	70	1,792	
2	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	100	1993	1993	3	100	1,260	
3	0060	CARPORT F	0	100	12	14	168.00	UT	5.00	5.00	100	1993	1993	3	100	840	
4	0031	BARN,MT AE	0	100	30	35	1,050.00	UT	17.00	17.00	100	2020	2020	3	100	17,850	
5	0166	CONC,PAVMT	0	100	10	30	300.00	UT	2.50	2.50	100	2020	2020	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 22,492

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 03/03/2020 BY JB Total Acres: 0.81 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS