

COMM INTERS N R/W SR-242 & E E L
 NW1/4, RUN W ALONG R/W 1430.82 F
 TO SE COR LOT 5 BLOCK K FOR POB,

FRENCH WILLIAM W/FRENCH DEBORAH A
 254 SW VERNON WAY
 LAKE CITY, FL 32024

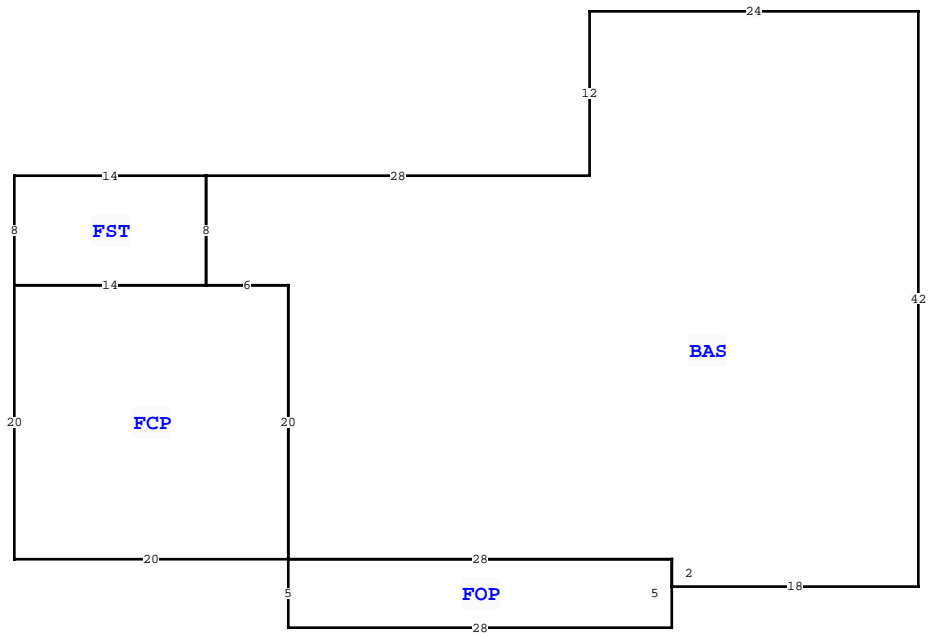
2026

25-4S-16-03153-047


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 80				
Exterior Wall	31 VINYL SID 20				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 80				
Interior Wall	02 WALL BD/WD 20				
Interior Floor	14 CARPET 80				
Interior Floor	15 HARDTILE 20				
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	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	1,660	100		1,660	166,639
FCP	400	25		100	10,039
FOP	140	30		42	4,216
FST	112	55		62	6,224
TOTALS	2,312			1,864	187,118

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% - 2025		127.07	236,858	1975	2005		0	21.00	79.00

Heated Area: 1660 HX Base Yr 2025



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			187,118
TOTAL MARKET OB/XF VALUE			6,130
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			215,748
SOH/AGL Deduction			18,336
ASSESSED VALUE			197,412
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			146,001
TOTAL JUST VALUE			215,748
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,235
LAND:1:1: 0.77 AC			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/913	12/11/2024	WD Q	I	01		285,000
GRANTOR: SCHREIBER EUGENE NED						
GRANTEE: FRENCH WILLIAM W						
1499/2024	9/26/2023	LE U	I	14		100
GRANTOR: SCHREIBER EUGENE NED						
GRANTEE: SCHREIBER EUGENE NE						

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	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC, PAVMT	0 100	20	45	900.00	UT	2.00	2.00	100	1993	1993	3	100	1,800	
4	0294	SHED WOOD/	0 100	13	30	390.00	UT	7.50	7.50	100	1993	1993	3	100	2,925	
5	0169	FENCE/WOOD	0 100	20	4	80.00	UT	13.50	13.50	100	2006	2006	3	100	1,080	

TOTAL OB/XF											
254 SW VERNON WAY, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				04/21/2023	MLU						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W24 S12 W28 FST= W14 S8E14 N8\$ S8 FCP= W14 S20 E20 N20 W6\$ E6 S20 FOP= S5 E28 N5W28\$ E28 S2 E18 N42\$.											

LAND DESCRIPTION																								
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	1165.00	203.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							