

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,

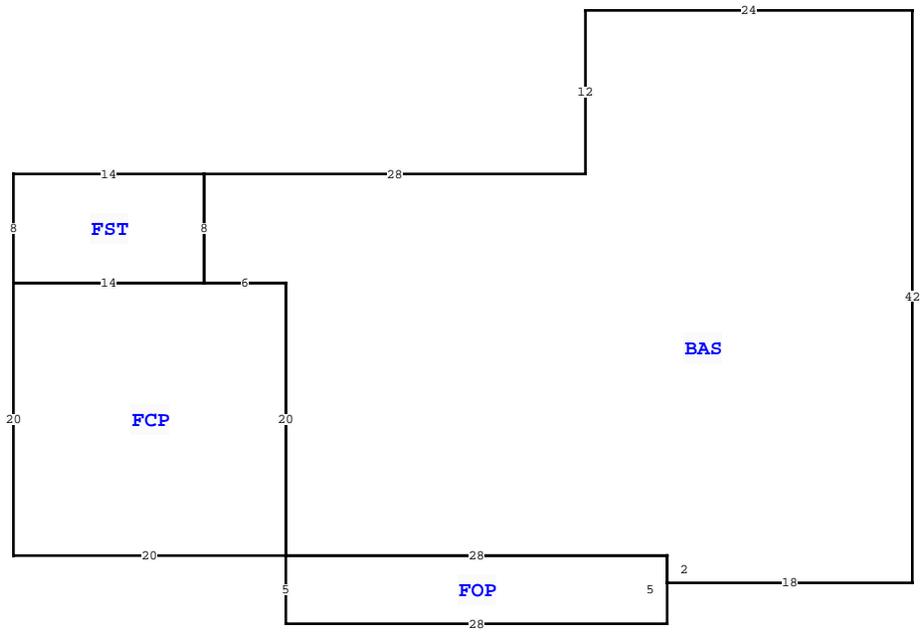
FRENCH WILLIAM W/FRENCH DEBORAH A
254 SW VERNON WAY
LAKE CITY, FL 32024

2026

25-4S-16-03153-047


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,660	100	
FCP	400	25	
FOP	140	30	
FST	112	55	
TOTALS	2,312		

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								
				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		190,461	
TOTAL MARKET OB/XF VALUE		6,130	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		219,091	
SOH/AGL Deduction		21,679	
ASSESSED VALUE		197,412	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		146,001	
TOTAL JUST VALUE		219,091	
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		254 SW VERNON WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0258	PATIO	0.00
3	0166	CONC, PAVMT	2.00
4	0294	SHED WOOD/	7.50
5	0169	FENCE/WOOD	13.50

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												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	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							