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

2027

25-4S-16-03153-047

BUILDING CHARACTERISTICS

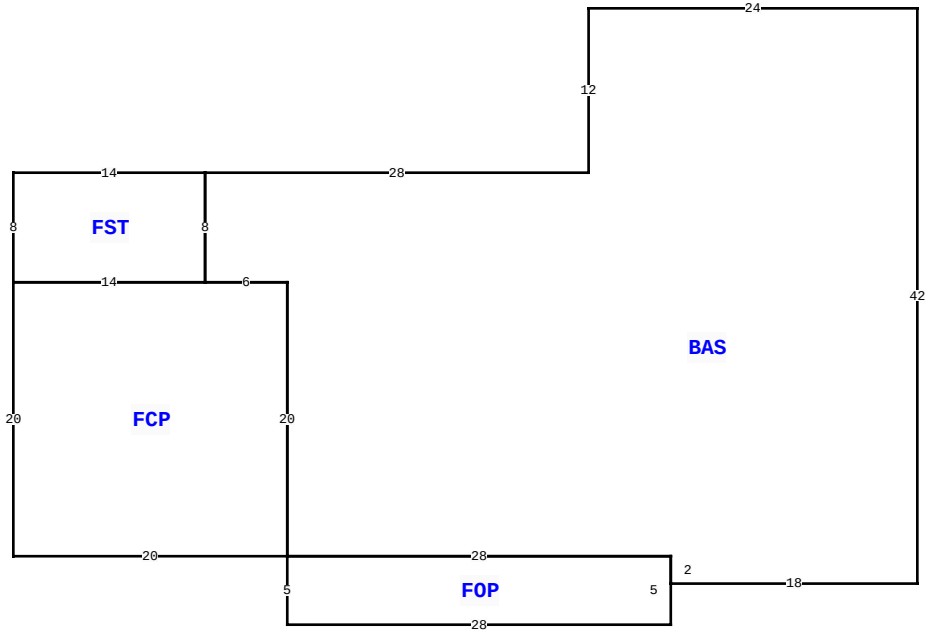
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,660	100		1,660	169,381
FCP	400	25		100	10,204
FOP	140	30		42	4,286
FST	112	55		62	6,326
TOTALS	2,312			1,864	190,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	117.4140	129.16	240,754	1975	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2025 Heated Area: 1660 HX Base Yr 2025



254 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,196
TOTAL MARKET OB/XF VALUE		6,130
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		218,826
SOH/AGL Deduction		15,492
ASSESSED VALUE		203,334
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,923
TOTAL JUST VALUE		218,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,272

LAND:1:1: 0.77 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056077	Roof Replacement	20,485	07/13/2026
000052853	Remodel	14,965	04/08/2025

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						

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 6,130

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-1	165.00	203.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/20/2025 BY chuck Total Acres: 0.77 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS