COMM NW COR OF SEC, RUN E 529 FT
E 406.06 FT, S 495 FT TO NE COR
POB, RUN S 165 FT, W 203.03 FT,

BLANKENSHIP ERVIN LOUIS III/BLANKENSHIP LISA
162 SW VERNON WAY
LAKE CITY, FL 32024

2027

25-4S-16-03153-050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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

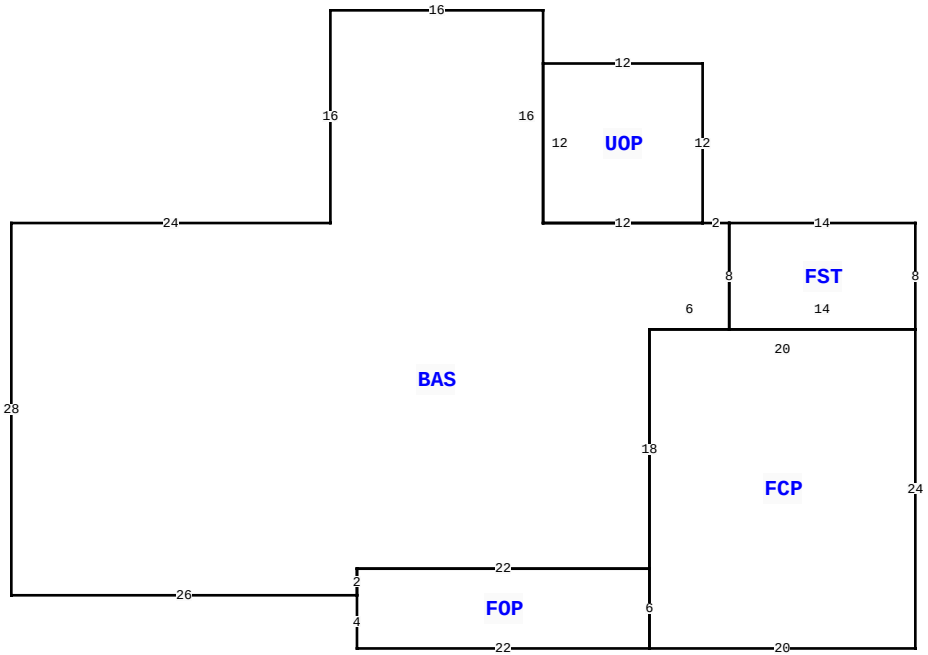
NEIGHBORHOOD/LOC 25416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100		1,604	135,340
FCP	480	25		120	10,125
FOP	132	30		40	3,375
FST	112	55		62	5,231
UOP	144	20		29	2,447
TOTALS	2,472			1,855	156,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,855	118.0080	129.81	240,798	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1604 HX Base Yr 2021



162 SW VERNON WAY, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1980	1980	3	40	14,336	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	
5	0252	LEAN-TO W/	0	100	10	10	100.00	UT	2.00	2.00	100	1993	1993	3	100	200	
6	0294	SHED WOOD/	0	100	10	14	140.00	UT	5.00	5.00	100	1993	1993	3	100	700	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,519
TOTAL MARKET OB/XF VALUE		23,536
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		202,555
SOH/AGL Deduction		45,639
ASSESSED VALUE		156,916
TOTAL EXEMPTION VALUE	HX HB 13	156,916
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		202,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,400

SALE:2:1: LOT 8 BLK K PICCADILLY PARK

LAND:1:1: 0.77 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051560	Generator	0	11/19/2024
30459	MAINT/ALTR	40	09/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1883	11/06/2020	WD	Q	I	01	191,500
GRANTOR: DEBRA HANEY MCCOY						
GRANTEE: ERVIN LOUIS III & L						
0812/1445	10/26/1995	QC	Q	I	01	0
GRANTOR: LARRY P MCCOY						
GRANTEE: DEBRA MCCOY (FKA DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N12 W12 S12 E12$ W12 N16 W16 S16 W24 S28 E26
FOP= S4 E22 N6 W22 S2$ N2 E22FCP= S6E20 N24 W20 S18$ N18 E6
FST= E14 N8 W14 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 23,536

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 0.77 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS