

COMM NW COR OF SEC, RUN E 529 FT
406.06 FT, S 660 FT TO NE COR LO
CONT S 203.75 FT TO N R/W CR-242

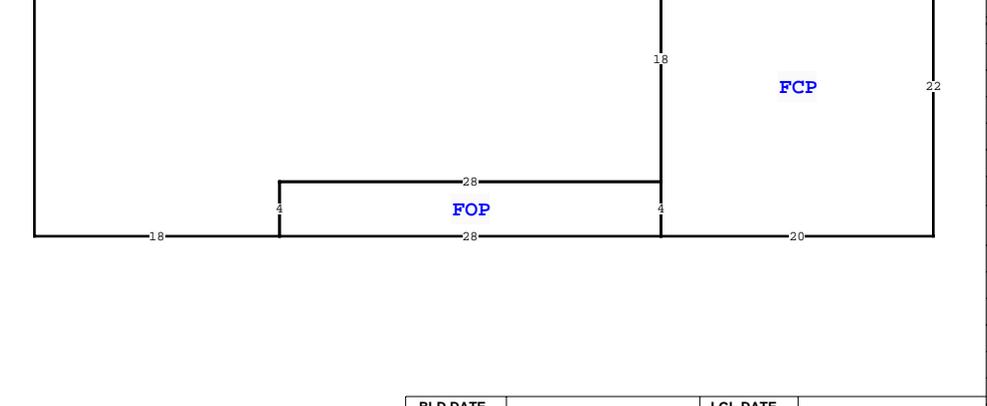
MELLO KEDRA MEGNONNE HEWETT/ANDERSON CHRISTA MEGN
128 SW VERNON WAY
LAKE CITY, FL 32024

2026

25-4S-16-03153-051


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	02 WALL BD/WD 10
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,046	115.3330	131.48	269,008	1975	1975	0	0	0 35.00	65.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	22,562
BAS	1,572	100		1,572	134,347
FCP	440	25		110	9,401
FOP	112	30		34	2,906
FST	120	55		66	5,641
TOTALS	2,508			2,046	174,855

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			174,855
TOTAL MARKET OB/XF VALUE			6,120
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			203,475
SOH/AGL Deduction			98,130
ASSESSED VALUE			105,345
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			48,934
TOTAL JUST VALUE			203,475
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			200,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/1624	6/21/2021	WD	U	I	30	100
GRANTOR: MELLO KEDRA MEGNONNE						
GRANTEE: MELLO KEDRA MEGNONN						
0511/0404	10/01/1979	03	Q	I		42,000
GRANTOR:						
GRANTEE:						

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	62	20	1,240.00	UT	2.00	2.00	100	1993	1993	3	100	2,480	
2	0296	SHED METAL	0 100	6	8	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0 100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	
4	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0060	CARPOT F	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

TOTAL OB/XF													6,120											
REVIEW DATE 06/27/2019 BY BC Total Acres: 0.76 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/12/2026 BY SYS																								