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

2027

25-4S-16-03153-051

BUILDING CHARACTERISTICS

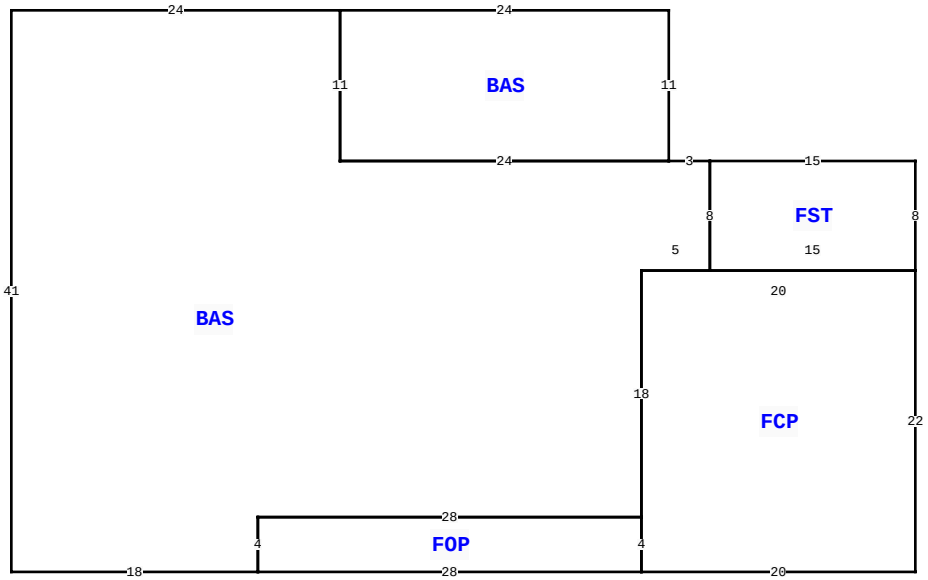
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	264	100		264	21,771
BAS	1,572	100		1,572	129,636
FCP	440	25		110	9,071
FOP	112	30		34	2,804
FST	120	55		66	5,442
TOTALS	2,508			2,046	168,724

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	126.87	259,576	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1836 HX Base Yr



128 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	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	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,724
TOTAL MARKET OB/XF VALUE		6,120
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		197,344
SOH/AGL Deduction		88,839
ASSESSED VALUE		108,505
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		52,094
TOTAL JUST VALUE		197,344
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:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 BAS= N11 W24 S11 E24$ W24 N11 W24 S41 E18 FOP= E28 N4 W28 S4$ N4 E28 FCP= S4E20 N22 W20S18$N18E5 FST= E15N8 W15 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 6,120

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/27/2019 BY BC Total Acres: 0.76 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS