

COMM AT SW COR OF SEC, RUN N 101
 POB, CONT N 508.02 FT, E 765 FT,
 E 664.11 FT, S 42 DG W 749.74 FT

WATSON VERNEKA D/GADDIS BRIENT R
 5725 SW COUNTY ROAD 242
 LAKE CITY, FL 32024

2026

31-4S-16-03252-000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,924 TOTAL LAND VALUE - MARKET 115,390 TOTAL MARKET VALUE 123,314 SOH/AGL Deduction 25,053 ASSESSED VALUE 98,261 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 98,261 TOTAL JUST VALUE 123,314 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 107,579											
DOR CODE 9900 NON AG ACREAGE																	PERMIT NUM DESCRIPTION AMT ISSUED 26189 M H 330 08/30/2007 16310 M H 125 11/18/1999 12658 M H 125 06/13/1997 12581 PUMP/UTPOL 30 05/29/1997 10967 M H 125 04/03/1996											
MAP NUM MKT AREA 02																	SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 1428/1065 1/20/2021 WD U I 11 100 GRANTOR: GADDIS JAMES GRANTEE: WATSON VERNEKA D 1366/2506 8/17/2018 WD U V 11 100 GRANTOR: JAMES E GADDIS & DEST GRANTEE: JAMES GADDIS											
NEIGHBORHOOD/LOC 31416.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																												
EXTRA FEATURES						239 SW JERICHO GLN, LAKE CITY																						
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	0255	MBL HOME S	0 0	14 66	924.00	UT	1.00	1.00	100	2006	2006	3	100	924														
2	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	10.49	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,390							