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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

239 SW JERICHO GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE 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						

BUILDING NOTES

BUILDING DIMENSIONS

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	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 7,924

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	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							

REVIEW DATE 07/23/2019 BY KR Total Acres: 10.49 Total Land Value: 115,390 Market: 0 Agricultural: 0 Common: 115,390 PRINTED 05/08/2026 BY SYS