

COLUMBIA COUNTY

Property Appraiser

Parcel 25-4S-16-03153-050

Owners

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

Parcel Summary

Location	162 SW VERNON WAY
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Section	25
Township	4S
Range	16
Acreage	.7680
Subdivision	PICDLY UN
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

COMM NW COR OF SEC, RUN E 529 FT, S 215.44 FT,
E 406.06 FT, S 495 FT TO NE COR LOT 8 FOR
POB, RUN S 165 FT, W 203.03 FT, N 165 FT,
E 203.03 FT TO POB. (AKA LOT 8 BLOCK K
PICCADILLY PARK S/D UNREC).

584-348, 757-1387, 812-1445, WD 1423-1883,

Working Values

	2025
Total Building	\$149,404
Total Extra Features	\$17,836
Total Market Land	\$22,500



30° 07' 01" N 82° 40' 24" W //

	2025
Total Ag Land	\$0
Total Market	\$189,740
Total Assessed	\$142,930
Total Exempt	\$50,000
Total Taxable	\$92,930
SOH Diff	\$46,810

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building	\$149,404	\$136,599	\$118,103	\$98,763	\$86,979	\$80,183	\$67,743
Total Extra Features	\$17,836	\$17,836	\$18,860	\$13,228	\$13,953	\$13,053	\$13,053
Total Market Land	\$22,500	\$22,500	\$18,000	\$15,000	\$15,000	\$12,955	\$12,955
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$189,740	\$176,935	\$154,963	\$126,991	\$115,932	\$106,191	\$93,751
Total Assessed	\$138,767	\$134,725	\$130,801	\$126,991	\$92,968	\$89,998	\$88,320
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$88,767	\$84,725	\$80,801	\$76,991	\$42,968	\$39,998	\$38,320
SOH Diff	\$50,973	\$42,210	\$24,162	\$0	\$22,964	\$16,193	\$5,431

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1423/1883	2020-11-06	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$191,500	Grantor: DEBRA HANEY MCCOY Grantee: ERVIN LOUIS III & LISA BLANKENSHIP (H/W)
<u>QC</u> 0812/1445	1995-10-26	<u>Q</u>	<u>01</u>	QUIT CLAIM DEED	Improved	\$0	Grantor: LARRY P MCCOY Grantee: DEBRA MCCOY (FKA DEBRA HANEY)
<u>WD</u> 0757/1387	1992-03-10	<u>Q</u>		WARRANTY DEED	Improved	\$63,900	Grantor: THOMAS CHAMBERS Grantee: DEBRA L HANEY
<u>03</u> 0382/0670	1977-07-01	<u>Q</u>			Improved	\$37,000	

Buildings

Building # 1, Section # 1, 90301, SFR

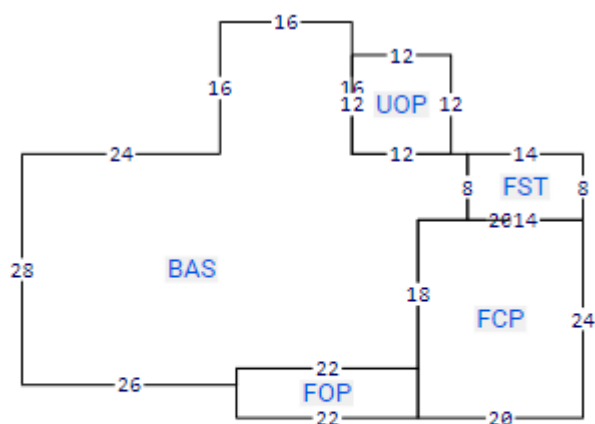
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1604	\$229,853	1975	1975	0.00%	35.00%	65.00%	\$149,404

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	05	AVERAGE
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS BASIC AREA	1,604	100%	1,604
FCP FLOOR COVERING	480	25%	120
FOP FLOOR OUPHOLDING	132	30%	40
FST FLOOR STAIRS	112	55%	62
UOP UNDER OUPHOLDING	144	20%	29



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0258	PATIO			1.00	\$0	0	100%	\$100	
0280	POOL R/CON	32	16	512.00	\$70	1980	40%	\$14,336	
0190	FPLC PF			1.00	\$1,200	0	100%	\$1,200	
0169	FENCE/WOOD			120.00	\$8	1993	100%	\$900	
0252	LEAN-TO W/O FLOOR	10	10	100.00	\$2	1993	100%	\$200	
0294	SHED WOOD/VINYL	10	14	140.00	\$5	1993	100%	\$700	
0294	SHED WOOD/VINYL			1.00	\$0	2019	100%	\$400	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0100	SFR	RSF-1	165.00	203.00	1.00	\$22,500.00/LT	0.77	1.00	\$22,500	0.77 AC.

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Oct 22, 2012	30459	MAINT/ALTR	COMPLETED	MAINT/ALTR

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of November 13, 2024.

