LOT 18 COUNTRY LANDINGS S/D.
ORB 820-229, 946-777, QCD 1294-4

YOUNG WILLIAM THOMAS
160 SW CHALLENGER LN
LAKE CITY, FL 32025

2026

07-4S-17-08106-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

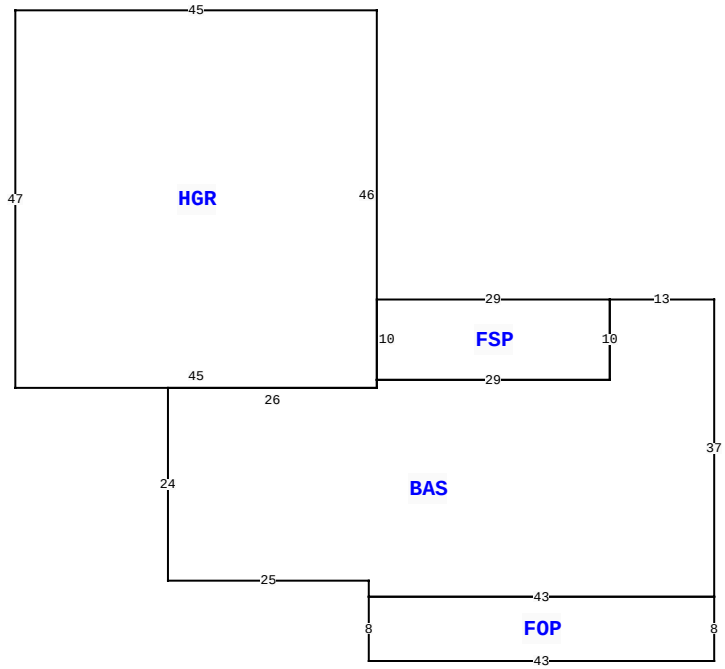
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	203,361
FOP	344	30		103	11,083
FSP	290	40		116	12,482
HGR	2,115	45		952	102,434
TOTALS	4,639			3,061	329,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,061	124.0921	138.98	425,418	2004	2004	0	0	0	22.58	77.42

1 SINGLE FAM 100% - 2005 Heated Area: 1890 HX Base Yr 2005



160 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		329,359
TOTAL MARKET OB/XF VALUE		10,431
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		374,790
SOH/AGL Deduction		111,710
ASSESSED VALUE		263,080
TOTAL EXEMPTION VALUE	13 HX HB	263,080
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		374,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,384

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050224	Roof Replacement	36,499	06/27/2024
20809	SFR	355	06/20/2003
19777	PLANE HNGR	253	07/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1294/0426	5/07/2015	QC	U	I	11	100
GRANTOR: JILL YOUNG						
GRANTEE: WILLIAM T YOUNG						
0946/0777	1/28/2002	WD	P	V	99	38,000
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: WILLIAM T & JILL YO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= W29 S10 E29 N10$ S10 W29 HGR= N46 W45 S47 E45 N1$ S1 W26 S24 E25 S2 FOP= S8 E43 N8 W43$ E43 N37$.

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	0	0	3,627.00	UT	2.00	2.00	100	2004	2004	3	100	7,254	
2	0166	CONC,PAVMT	0	100	0	0	220.00	UT	2.00	2.00	100	2012	2012	3	100	440	
3	0060	CARPORT F	0	100	0	0	391.00	UT	7.00	7.00	100	2012	2012	3	100	2,737	

LAND DESCRIPTION

TOTAL OB/XF 10,431

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-	1109.00	201.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/28/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS