BEG SW COR OF SW1/4 OF SW1/4, RU
E 652.40 FT, S 355.30 FT,W 657.8

YANG KOUA/THAO YING
135 SW YANGLEE GLN
LAKE CITY, FL 32024

2026

16-5S-17-09274-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

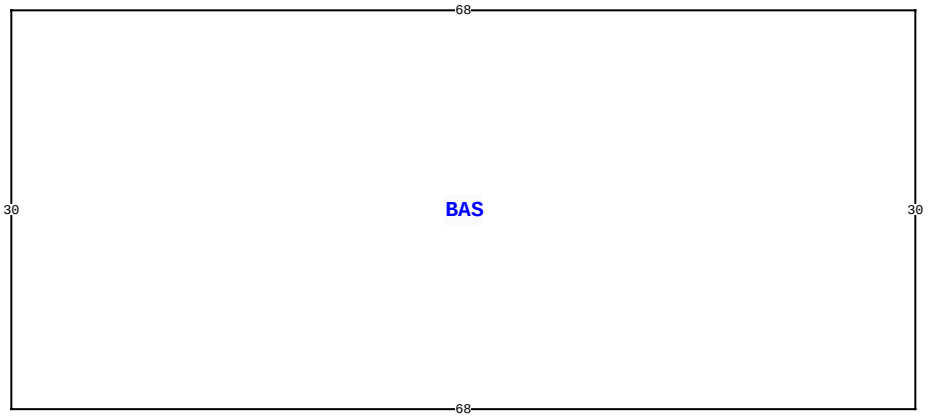
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	133,589
TOTALS	2,040			2,040	133,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,040	97.3845	79.86	162,914	2016	2016	0	0	0	18.00	82.00

2 MANUF 1 0% - 2025 Heated Area: 2040 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	133,589
TOTAL MARKET OB/XF VALUE	18,446
TOTAL LAND VALUE - MARKET	87,210
TOTAL MARKET VALUE	163,468
SOH/AGL Deduction	0
ASSESSED VALUE	163,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,468
TOTAL JUST VALUE	239,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1082	3/25/2024	WD	U	I	30	105,000
GRANTOR: YANG XO LEE						
GRANTEE: YANG KOUA						
1413/1775	6/16/2020	WD	U	I	30	100
GRANTOR: MOLLY L LEE,A LY BLIA						
GRANTEE: XO LEE YANG,TONG PA						

135 SW YANGLEE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	540	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	540	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0030	BARN,MT	0	0	0	0	1.00	UT	6,000.00	6,000.00	93	2017	2017	3	93	5,580	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	200.00	200.00	93	2017	2017	3	93	186	
7	0264	PRCH,FSP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
8	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,100	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 18,446

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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.69	AC		1.00	1.00	1.00	280.00	280.00	2,433							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.69	AC		1.00	1.00	1.00	9,000.00	9,000.00	78,210							

REVIEW DATE 04/11/2024 BY TP Total Acres: 9.69 Total Land Value: 11,433 Market: 78,210 Agricultural: 2,433 Common: 9,000 PRINTED 10/03/2025 BY SYS