COMM NW COR OF SW1/4, S 623.59 F
S 162.02 FT, E 1320.86 FT, N 164
FT TO POB.

YANG MAI NHIA/VANG YONG THAO
419 SW YANGLEE GLN
LAKE CITY, FL 32024

2026

16-5S-17-09274-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

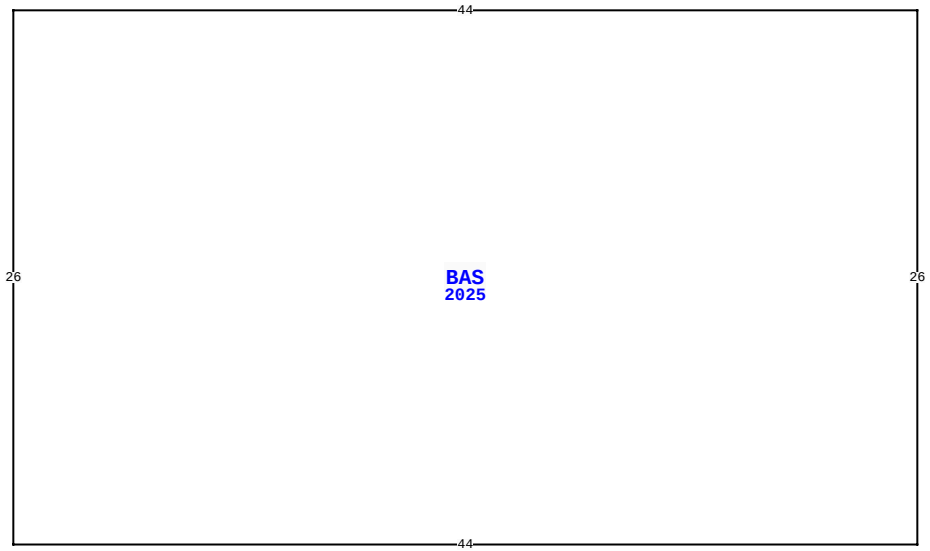
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2025	1,144	116,971
TOTALS	1,144			1,144	116,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,144	113.5000	112.36	128,540	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 0% - 2025 Heated Area: 1144 HX Base Yr



419 SW YANGLEE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,971
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	53,900
TOTAL MARKET VALUE	139,863
SOH/AGL Deduction	0
ASSESSED VALUE	139,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,863
TOTAL JUST VALUE	181,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/131	7/12/2021	WD	U	V	11	100

GRANTOR: BLIATIA A LY

GRANTEE: YANG MAI NHIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,13] E44 S26 W44 N26 $
.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
4	0265	PRCH,UEP	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.90	AC		1.00	1.00	1.00	280.00	280.00	1,092							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.90	AC		1.00	1.00	1.00	11,000.00	11,000.00	42,900							

REVIEW DATE 11/14/2024 BY JB Total Acres: 4.90 Total Land Value: 12,092 Market: 42,900 Agricultural: 1,092 Common: 11,000 PRINTED 11/19/2025 BY SYS