LOT 4 BLOCK 1 YOUNG ACRES ESTATE
709-473, 743-1259, QC 1210-1879,

BOURIE HURON
237 SW YOUNG PL
LAKE CITY, FL 32025

2026

20-4S-17-08590-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

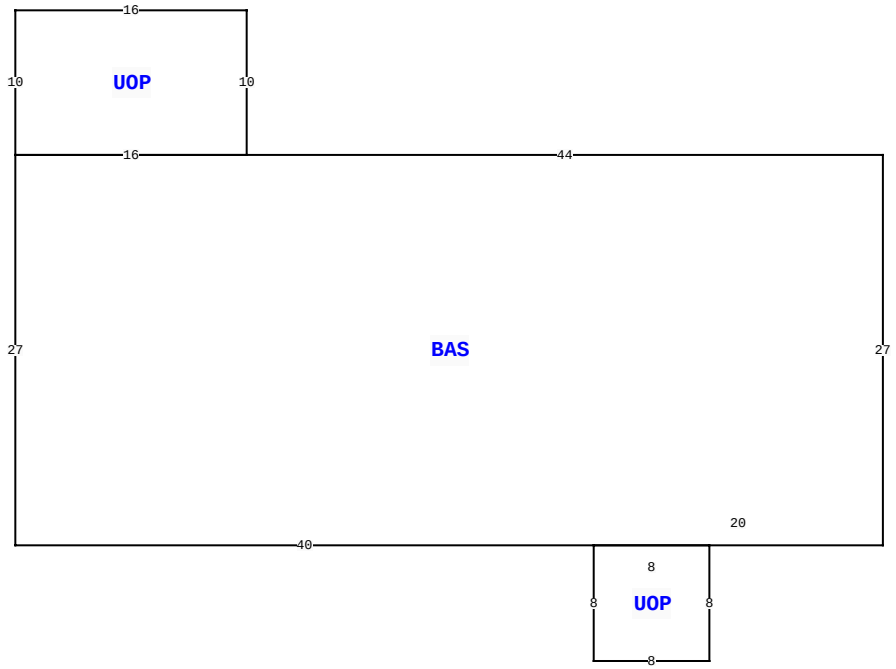
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 20417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,101
UOP	64	25		16	446
UOP	160	25		40	1,114
TOTALS	1,844			1,676	46,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,676	116.0000	69.60	116,650	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1620 HX Base Yr



237 SW YOUNG PL, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		46,660
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		27,600
TOTAL MARKET VALUE		82,860
SOH/AGL Deduction		50,371
ASSESSED VALUE		32,489
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,489
TOTAL JUST VALUE		82,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,860

XFOB:1:1: PIEDMONT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/1879	3/02/2011	QC	U	I	11	100
GRANTOR: DEBORAH ANN BOURIE						
GRANTEE: HURON BOURIE						
0743/1259	1/12/1991	WD	Q	I	02	0
GRANTOR: H C DISBROW						
GRANTEE: HURON BOURIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UOP= N10 W16 S10 E16$ W16 S27 E40 UOP= S8 E8 N8 W8$E20 N27$.

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	0031	BARN,MT AE	0	100	31	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0102	C	SFR/MH	100		00	0.00	0.00	1.84	AC		1.00	1.00	1.00	15,000.00	15,000.00	27,600							

REVIEW DATE 05/16/2017 BY BC Total Acres: 1.84 Total Land Value: 27,600 Market: 0 Agricultural: 0 Common: 27,600 PRINTED 11/07/2025 BY SYS