

COMM NE COR OF SW1/4 OF NE1/4, S
POB, CONT S 202.59 FT, W 645.04
E 645.04 FT TO POB. ALSO COMM NE

YOUNG CHARLOTTE E/YOUNG GIBERT A
189 NW YOUNG HORTON CT
LAKE CITY, FL 32055

2026

28-3S-16-02369-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06

NEIGHBORHOOD/LOC	28316.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100		1,839	158,443
FEP	276	80		221	19,041
FOP	80	30		24	2,068
FOP	176	30		53	4,566
FOP	424	30		127	10,942
FST	121	55		67	5,773
UOP	132	20		26	2,240

TOTALS	3,048			2,357	203,073
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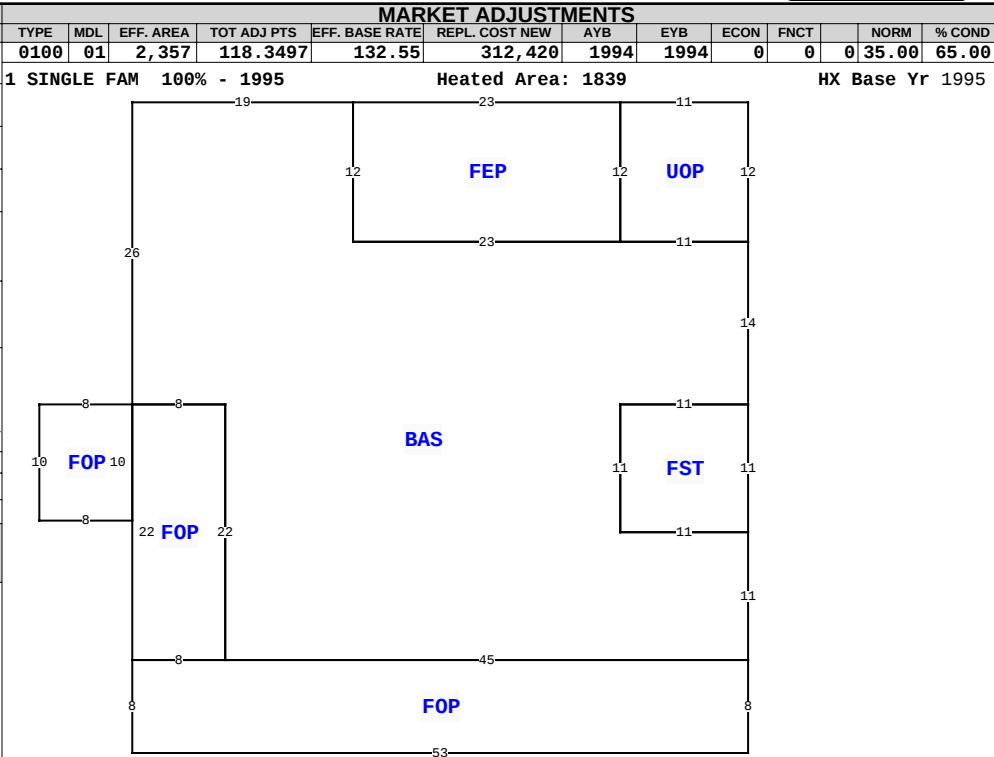
EXTRA FEATURES

L N	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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0 100	30	50	1,500.00	UT	8.00	8.00	100	1994	1994	3	100	12,000	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,600	
4	0297	SHED CONCR	0 100	22	34	748.00	UT	10.00	10.00	70	1993	1993	3	70	5,236	
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	
2	9630	C	SWAMP	100	

REVIEW DATE	03/06/2023	BY	KS
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189 NW YOUNG HORTON CT, LAKE CITY	BLD DATE	LGL DATE	04/10/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0 100	30	50	1,500.00	UT	8.00	8.00	100	1994	1994	3	100	12,000	
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,600	
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5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

TOTAL OB/XF

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
	00	0.00	0.00	3.75	AC		1.00	1.00	1.00	9,000.00	9,000.00	
	00	0.00	0.00	1.50	AC		1.00	1.00	1.00	100.00	100.00	

Total Acres: 5.25	Total Land Value: 33,900	Market: 0	Agricultural: 0	Common: 33,900
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COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	203,073		
TOTAL MARKET OB/XF VALUE	20,636		
TOTAL LAND VALUE - MARKET	33,900		
TOTAL MARKET VALUE	257,609		
SOH/AGL Deduction	77,189		
ASSESSED VALUE	180,420		
TOTAL EXEMPTION VALUE	HX HB VX 55,722		
BASE TAXABLE VALUE	124,698		
TOTAL JUST VALUE	257,609		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	257,609		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13402	GARAGE	50	12/11/1997
4821	SFR	49,000	04/09/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W19 S26 FOP= W8 S10 E8 N10\$ FOP= S22 E8N22W8\$ E8 S22
FOP= W8 S8 E53 N8 W45\$ E45 N11 FST= N11 W11 S11E11\$ W11 N11
E11 N14 UOP= N12W11 S12 E11\$ W11 FEP= N12 W23S12 E23\$ W23
N12\$.