LOT 2 KAL-WAY S/D UNIT 1: COMM 1
OF SEC, WHICH IS E R/W OF A CO R
FT, E 165 FT FOR POB, RUN E 165

HALSTEAD SHANE LEE
148 SW NEIGHBORS GLN
LAKE CITY, FL 32024

2026

32-3S-16-02430-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

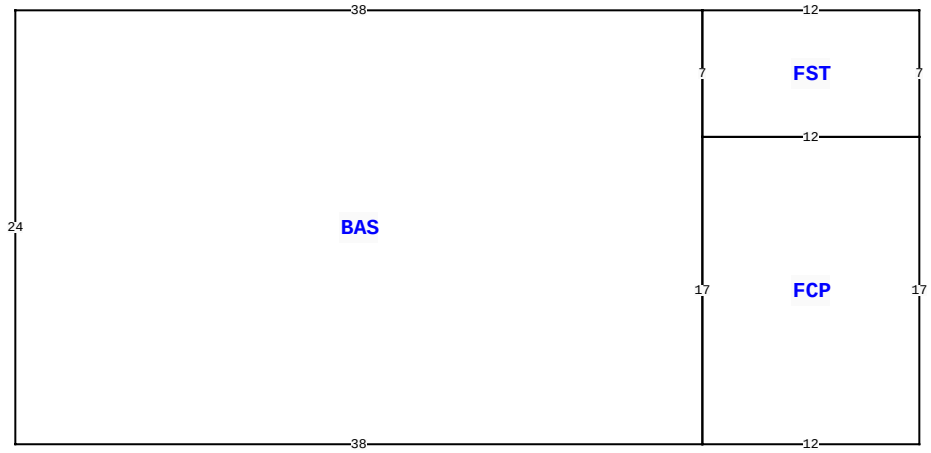
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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		MKT AREA 01
NEIGHBORHOOD/LOC	32316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100		912	75,126
FCP	204	25		51	4,201
FST	84	55		46	3,790
TOTALS	1,200			1,009	83,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,009	113.1520	126.73	127,871	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 912 HX Base Yr 2009



148 SW NEIGHBORS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		83,116
TOTAL MARKET OB/XF VALUE		1,059
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		104,175
SOH/AGL Deduction		45,916
ASSESSED VALUE		58,259
TOTAL EXEMPTION VALUE	HX HB	33,259
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1154/0001	7/03/2008	WD	Q	I	01	100

GRANTOR: CAROLE HODGE
GRANTEE: SHANE HALSTEAD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S24 E38 FCP= E12 N17 W12 S17$ N17 FST= E12 N7 W12 S7$ N7$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	95	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	9.00	9.00	50	2006	2006	3	50	864	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,059

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 06/23/2023 BY KS Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/21/2025 BY SYS