

LOT 4 KAL-WAY S/D UNIT 1: COMM 1
OF SEC WHICH IS E R/W OF A CO RD
FT, E 495 FT FOR POB, RUN E 171.

UPHAUS SAMUEL L/UPHAUS ROSEMARY
214 SW NEIGHBORS GLN
LAKE CITY, FL 32024

2026

32-3S-16-02430-004



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 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	160	100		160	12,790
BAS	1,116	100		1,116	89,210
FST	84	55		46	3,677
TOTALS		1,360		1,322	105,677

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	109.8000	122.98	162,580	1974	1974	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 1997 Heated Area: 1276 HX Base Yr 1997												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/08/2025 MLU												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				105,677			
TOTAL MARKET OB/XF VALUE				17,222			
TOTAL LAND VALUE - MARKET				20,000			
TOTAL MARKET VALUE				142,899			
SOH/AGL Deduction				67,798			
ASSESSED VALUE				75,101			
TOTAL EXEMPTION VALUE				HX HB WX		55,101	
BASE TAXABLE VALUE				20,000			
TOTAL JUST VALUE				142,899			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				143,353			
SALE:2:1: LOT 4 KAL-WAY S/D UNIT 1							