LOT 5 KAL-WAY S/D UNIT 1: COMM 1
OF SEC WHICH IS E R/W OF A CO RD
FT TO POB, RUN E 165 FT, S 264 F

YOUNG JOHN HENRY JR
123 SW NEIGHBORS GLN
LAKE CITY, FL 32024

2026

32-3S-16-02430-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

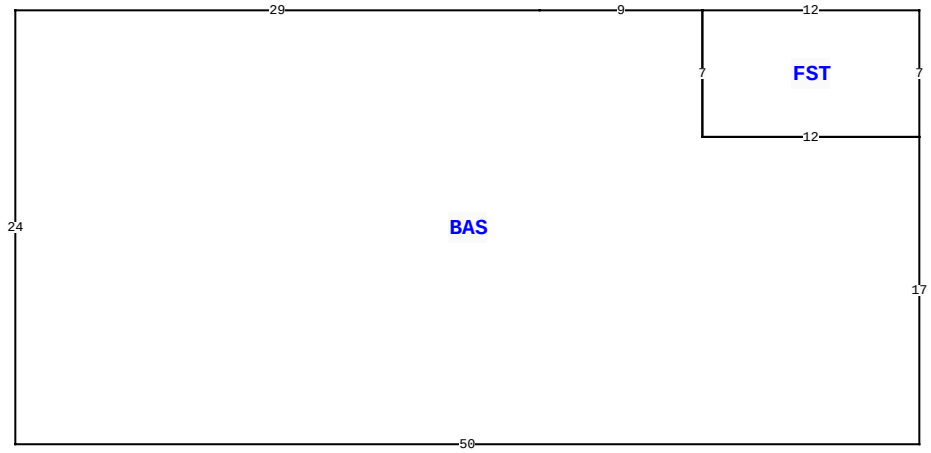
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,116	100		1,116	98,452
FST	84	55		46	4,058
TOTALS	1,200			1,162	102,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,162	121.1760	135.72	157,707	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1116 HX Base Yr



123 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	102,510
TOTAL MARKET OB/XF VALUE	1,710
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	124,220
SOH/AGL Deduction	0
ASSESSED VALUE	124,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,220
TOTAL JUST VALUE	124,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32362	MAINT/ALTR	30	10/03/2014
25943	SFR	100	06/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/2689	2/12/2019	WD	U	I	11	100
GRANTOR: ENOCH HARRIS JR & LIL						
GRANTEE: JOHN HENRY YOUNG JR						
1277/1946	5/19/2014	WD	U	I	11	100
GRANTOR: ENOCH HARRIS JR & LIL						
GRANTEE: ENOCH HARRIS JR & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S24 E50 N17 FST= N7 W12 S7 E12$ W12 N7 W9$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	0294	SHED WOOD/	0	0	10	12	120.00	UT	14.00	14.00	75	2007	2007	3	75	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,710

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	0		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