COMM SW COR OF N1/2 OF S1/2 OF N
OF NE1/4, RUN N 666.72 FT, E 499
FT FOR POB, CONT E 165 FT, S 379

YOUNG JUSTIN A/YOUNG CAITLIN B
251 SW IRWING GLN
LAKE CITY, FL 32024

2027

02-5S-16-03407-006

BUILDING CHARACTERISTICS

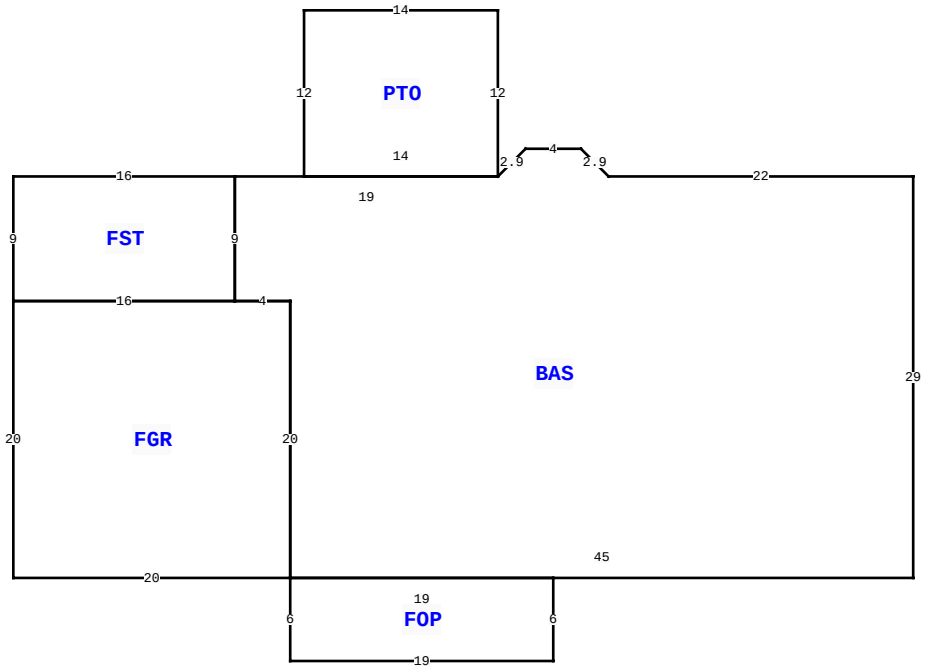
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100		1,353	140,341
FGR	400	55		220	22,819
FOP	114	30		34	3,527
FST	144	55		79	8,195
PTO	168	5		8	830
TOTALS	2,179			1,694	175,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	117.1100	128.82	218,221	1990	2006	0	0	0	19.48	80.52

1 SINGLE FAM 0% - 2023 Heated Area: 1353 HX Base Yr



251 SW IRWING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

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	19	20	380.00	UT	1.40	1.40	100	0	0	3	100	532	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	175,712
TOTAL MARKET OB/XF VALUE	1,532
TOTAL LAND VALUE - MARKET	27,200
TOTAL MARKET VALUE	204,444
SOH/AGL Deduction	0
ASSESSED VALUE	204,444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,444
TOTAL JUST VALUE	204,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/591	2/22/2022	WD	Q	I	01	218,000
GRANTOR: COOKE CHANCE ROSS						
GRANTEE: YOUNG JUSTIN A						
1079/1582	3/30/2006	WD	Q	I		132,800
GRANTOR: DEAN K COOKE						
GRANTEE: CHANCE ROSS & KRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 U2 L2 W4 L2 D2 PTO= N12 W14 S12 E14$ W19 FST= W16 S9 E16 N9$ S9 FGR= W16 S20 E20N20 W4$ E4 S20 FOP= S6 E19 N6 W19$ E45 N29$.

LAND DESCRIPTION

TOTAL OB/XF 1,532

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		RSF-1	0.00	0.00	1.36	AC		1.00	1.00	1.00	20,000.00	20,000.00	27,200							

REVIEW DATE 02/11/2026 BY JB Total Acres: 1.36 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 11/17/2026 BY SYS