COMM SE COR OF NE1/4 OF NW1/4, N
POB, CONT N 317.81 FT TO N LINE
342.27 FT, S 318.67 FT, E 341.99

METZGER JOSEPH J/METZGER CHERYL A
329 SW WILLIAM YOUNG LN
LAKE CITY, FL 32024-5293

2026

11-5S-16-03578-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

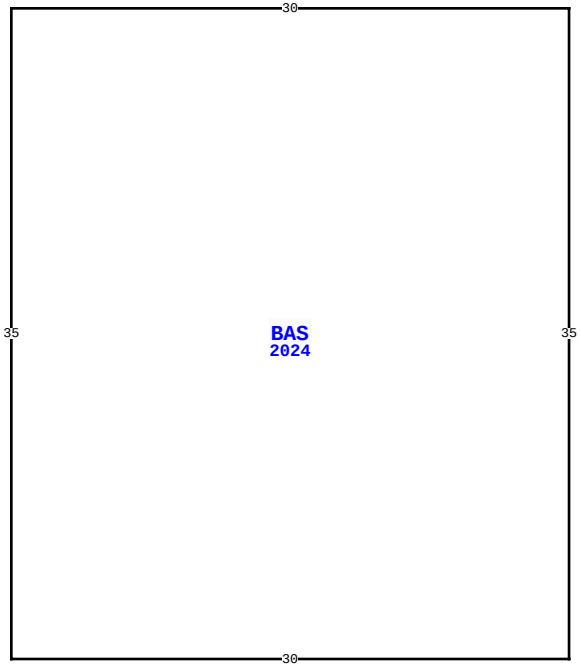
DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2024	1,050	54,269
TOTALS	1,050			1,050	54,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,050	85.5000	53.01	55,660	2023	2023	0	0	0	2.50	97.50

1 STRG/CONV 100% - 2024 Heated Area: 1050 HX Base Yr 2024



329 SW WILLIAM YOUNG LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,268
TOTAL MARKET OB/XF VALUE		5,925
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		61,593
SOH/AGL Deduction		13,450
ASSESSED VALUE		48,143
TOTAL EXEMPTION VALUE	HX HB SX	48,143
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		115,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054653	New Residential C	210,000	12/10/2025
000054459	Right-of-Way Acce		11/12/2025
000046006	Storage Building	17,000	11/30/2022
000045644	Electrical Servic	0	10/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0872/1037	12/30/1998	WD	Q	I		91,700
GRANTOR: WESTFIELD GROUP LTD						
GRANTEE: METZGER						
0829/0131	10/03/1996	WD	Q	I		64,600
GRANTOR: ROBERT & MATTIE MELTO						
GRANTEE: WESTFIELD GROUP LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,20] W30 S35 E30 N35 $

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	1,000.00	1,000.00	100	2024	2023		100	1,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
4	0060	CARPORT F	0	100	0	0	1.00	UT	1,925.00	1,925.00	100	2024	2023		100	1,925	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 5,925

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 04/28/2026 BY robin Total Acres: 5.00 Total Land Value: 1,400 Market: 55,000 Agricultural: 1,400 Common: 0 PRINTED 06/08/2026 BY SYS