

COMM NW COR OF SW1/4 OF SW1/4, S
POB, CONT S 162.02 FT, E 1320.86
1321.78 FT TO POB.

VANG NENG/VANG LYDIA THAO
419 SW YANGLEE GLN
LAKE CITY, FL 32024

2026

16-5S-17-09274-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	16517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,144	100	2025
TOTALS	1,144		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	2	0%	- 2026	Heated Area: 1144		HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 44 44 26 26 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p style="color: blue; font-weight: bold;">BAS 2025</p> </div> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/22/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/22/2026		MLU
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			04/22/2026		MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			119,345
TOTAL MARKET OB/XF VALUE			10,800
TOTAL LAND VALUE - MARKET			54,900
TOTAL MARKET VALUE			143,237
SOH/AGL Deduction			0
ASSESSED VALUE			143,237
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			143,237
TOTAL JUST VALUE			185,045
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			184,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1557/976	12/01/2025	QC	U	I	11	100	
GRANTOR: YANG MAI NHIA							
GRANTEE: VANG NENG							
1442/131	7/12/2021	WD	U	V	11	100	
GRANTOR: BLIATIA A LY							
GRANTEE: YANG MAI NHIA							

EXTRA FEATURES																	
L N	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	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
4	0265	PRCH, UEP	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

TOTAL OB/XF														10,800			
419 SW YANGLEE GLN, LAKE CITY																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=19,13] E44 S26 W44 N26 \$													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000										
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.90	AC		1.00	1.00	1.00	280.00	280.00	1,092										
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.90	AC		1.00	1.00	1.00	11,000.00	11,000.00	42,900										