

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>BAS 2025</p> </div> </div>													
TOTALS	1,144		1,144	114,618									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			114,618
TOTAL MARKET OB/XF VALUE			10,800
TOTAL LAND VALUE - MARKET			54,900
TOTAL MARKET VALUE			138,510
SOH/AGL Deduction			0
ASSESSED VALUE			138,510
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			138,510
TOTAL JUST VALUE			180,318
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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	

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

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																	

LAND DESCRIPTION														TOTAL OB/XF 10,800										
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							