COM NW COR OF NE1/4, RUN E
399.83 FT, SE 520.70 FT, S
1841.62 FT FOR POB, CONT S

YOUNG STEPHEN JOHN/YOUNG MARGARET
490 NW WOODLANDS TER
LAKE CITY, FL 32055

**2027**

**18-3S-16-02177-105**

## BUILDING CHARACTERISTICS

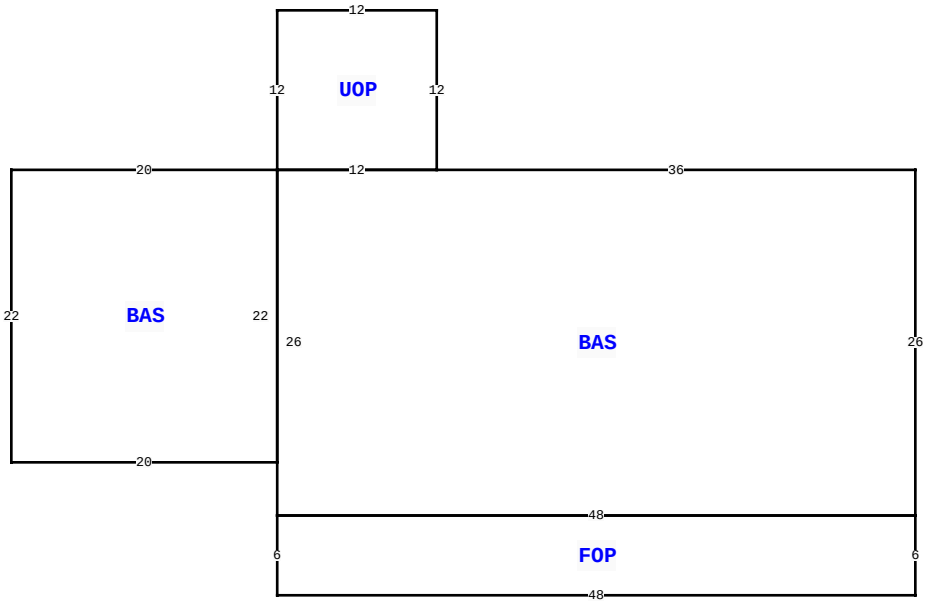
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 | 18316.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 440 | 100 | | 440 | 34,817 |
| BAS | 1,248 | 100 | | 1,248 | 98,753 |
| FOP | 288 | 30 | | 86 | 6,805 |
| UOP | 144 | 20 | | 29 | 2,295 |
| TOTALS | 2,120 | | | 1,803 | 142,669 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,803 | 108.5840 | 119.44 | 215,350 | 1998 | 1998 | 0 | 0 | 0 | 33.75 | 66.25 |

1 SINGLE FAM 100% - 1999 Heated Area: 1688 HX Base Yr 1999




490 NW WOODLANDS TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/04/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 18 | 18 | 324.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 486 | |
| 3 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 800 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 900 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 20 | 30 | 600.00 | UT | 3.00 | 3.00 | 100 | 2005 | 2005 | 3 | 100 | 1,800 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,000 | |
| 7 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,500 | |
| 8 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,000 | |
| 9 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 6,000 | |
| 10 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 142,669 |
| TOTAL MARKET OB/XF VALUE | 19,686 |
| TOTAL LAND VALUE - MARKET | 76,076 |
| TOTAL MARKET VALUE | 238,431 |
| SOH/AGL Deduction | 69,245 |
| ASSESSED VALUE | 169,186 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 117,775 |
| TOTAL JUST VALUE | 238,431 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 241,024 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049583 | Remodel | 19,500 | 04/10/2024 |
| 13555 | SFR | 220 | 01/26/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1139/2361 | 12/18/2007 | QC | Q | I | 01 | 55,000 |
| GRANTOR: STEPHEN JOHN YOUNG & | | | | | | |
| GRANTEE: STEPHEN JOHN YOUNG | | | | | | |
| 0827/0950 | 8/30/1996 | WD | Q | V | | 35,000 |
| GRANTOR: RICHARDSON | | | | | | |
| GRANTEE: YOUNG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W36 UOP= N12 W12 S12 E12$ W12 BAS= W20 S22 E20 N22$ S26
FOP= S6 E48 N6 W48$ E48 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 15,686

| 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 | 100 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 0.80 | 9,500.00 | 7,600.00 | 38,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 0.80 | 9,500.00 | 7,600.00 | 38,076 | | | | | | | |

REVIEW DATE 03/19/2026 BY robin Total Acres: 10.01 Total Land Value: 76,076 Market: 0 Agricultural: 0 Common: 76,076 PRINTED 11/17/2026 BY SYS

COM NW COR OF NE1/4, RUN E
399.83 FT, SE 520.70 FT, S
1841.62 FT FOR POB, CONT S

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
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| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 18316.010 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/04/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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| BASE TAXABLE VALUE | | 117,775 |
| TOTAL JUST VALUE | | 238,431 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 241,024 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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| GRANTOR: STEPHEN JOHN YOUNG & | | | | | | |
| GRANTEE: STEPHEN JOHN YOUNG | | | | | | |
| 0827/0950 | 8/30/1996 | WD | Q | V | | 35,000 |
| GRANTOR: RICHARDSON | | | | | | |
| GRANTEE: YOUNG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2023 | 2022 | | 100 | 4,000 | |

TOTAL OB/XF 4,000

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 03/19/2026 BY robin Total Acres: 10.01 Total Land Value: 76,076 Market: 0 Agricultural: 0 Common: 76,076 PRINTED 11/17/2026 BY SYS