

BEG AT NW COR OF NE1/4 OF NW1/4,
431.41 FT, S 539.94 FT, E 734.75
LINE OF I-75, N 17 DG W ALONG R/

YANG TONG PAO/YANG XO LEE
135 SW YANGLEE GLN
LAKE CITY, FL 32024

2026

21-5S-17-09310-004


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|--|------------------|--------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|----------------------------|-----------------------------|------|--|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 171,870 TOTAL MARKET VALUE 5,662 SOH/AGL Deduction 0 ASSESSED VALUE 5,662 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,662 TOTAL JUST VALUE 171,870 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 105,795 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1462/1795 3/24/2022 QC U V 11 100 GRANTOR: YANG TONG P GRANTEE: YANG TONG PAO 1324/1904 10/21/2016 WD Q V 01 108,200 GRANTOR: DEBORAH ANN & ROBERT GRANTEE: TONG P & XO LEE YAN | | | | | | | | | | | |
| DOR CODE 6200 PASTURE CLS33 | | | | | | | | | | BLD DATE | | | | | | | | | | LGL DATE | | | | | | | | | | | |
| MAP NUM | | | | | | | | | | XF DATE | | | | | | | | | | LAND DATE | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 21517.00 1.00/ | | | | | | | | | | INC DATE | | | | | | | | | | AG DATE | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | 05/07/2026 | MLU | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | |
| 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 | 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 | 20.22 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 5,662 | | | | | | | | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 20.22 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 171,870 | | | | | | | | | | | | | | |
| REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.22 Total Land Value: 5,662 Market: 171,870 Agricultural: 5,662 Common: 0 PRINTED 05/13/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |