COMM SW COR OF SEC, RUN N 473.09
E 699.98 FT FOR POB, CONT E 148.
S 225 FT, W 148.33 FT, N 225 FT

NEELEY KRISHTON H/NEELEY KRISTSYN R
163 SW JACK GLN
LAKE CITY, FL 32024

2027

24-4S-16-03116-068

BUILDING CHARACTERISTICS

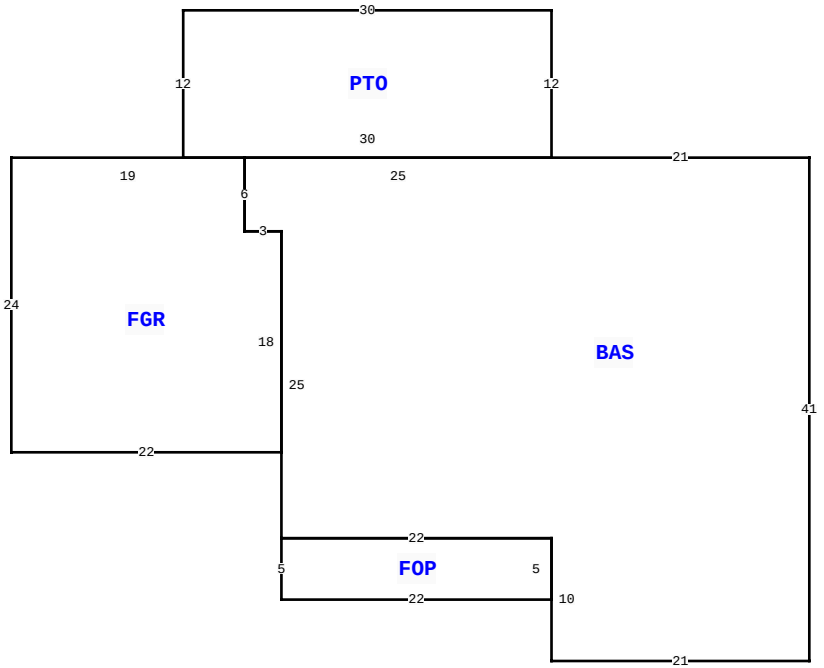
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 06
NEIGHBORHOOD/LOC	24416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100		1,561	150,188
FGR	510	55		280	26,940
FOP	110	30		33	3,175
PTO	360	5		18	1,732
TOTALS	2,541			1,892	182,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	117.6120	129.37	244,768	1990	2000	0	0	0	25.63	74.37

1 SINGLE FAM 100% - 2020 Heated Area: 1561 HX Base Yr 2020



163 SW JACK GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	17	108	1,836.00	UT	1.40	1.40	100	0	0	3	100	2,570	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,034
TOTAL MARKET OB/XF VALUE		7,010
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		211,544
SOH/AGL Deduction		46,772
ASSESSED VALUE		164,772
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,361
TOTAL JUST VALUE		211,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,865

LAND:1:1: 0.77 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0407	3/12/2019	WD	Q	I	01	154,900
GRANTOR: STEVEN WINSBERG						
GRANTEE: KRISHTON H & KRISTY						
1372/1684	11/13/2018	WD	Q	I	01	100,000
GRANTOR: CHARLES R BOWSER						
GRANTEE: STEVEN WINSBERG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= N12 W30 S12 E30$ W25 FGR= W19 S24 E22 N18 W3 N6$ S6 E3 S25 FOP= S5E22 N5 W22$ E22 S10 E21 N41$.

LAND DESCRIPTION

TOTAL OB/XF 7,010

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		RSF-1	148.00	225.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/18/2025 BY KS Total Acres: 0.76 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS