

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

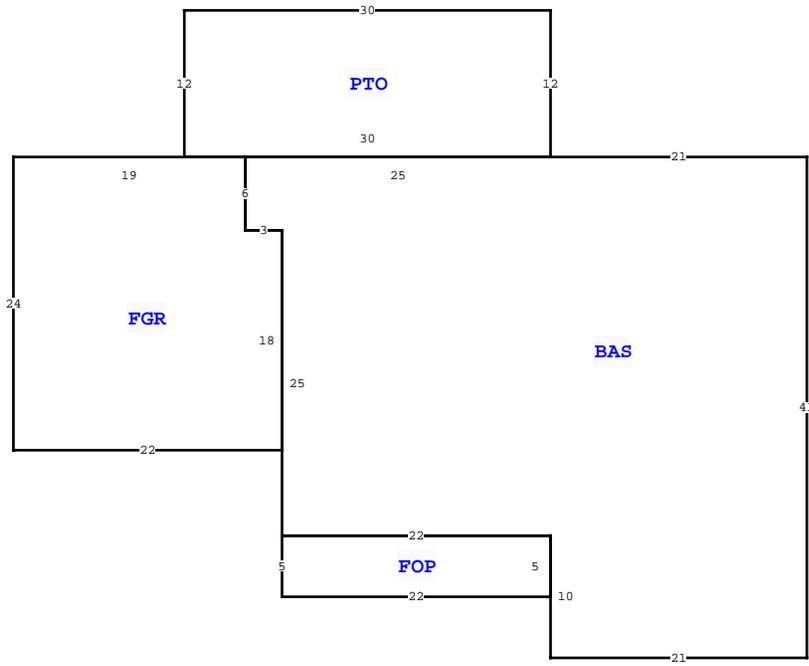
2026

24-4S-16-03116-068



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	70
Interior Floor	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
Architectural	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
BAS	1,561	100	
FGR	510	55	
FOP	110	30	
PTO	360	5	
TOTALS	2,541		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
				Heated Area: 1561							
					HX Base Yr 2020						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		188,661	
TOTAL MARKET OB/XF VALUE		7,010	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		218,171	
SOH/AGL Deduction		58,198	
ASSESSED VALUE		159,973	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		108,562	
TOTAL JUST VALUE		218,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,432	
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						

EXTRA FEATURES		TOTAL ADJ		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0180	FPLC 1STRY	0 100	0	0
2	0166	CONC,PAVMT	0 100	17	108
3	0294	SHED WOOD/	0 100	12	16
4	0120	CLFENCE 4	0 100	0	0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC,PAVMT	0 100	17	108	1,836.00	UT	1.40	1.40	100	0
3	0294	SHED WOOD/	0 100	12	16	192.00	UT	7.50	7.50	100	1993
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2025

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/21/2023	
LAND DATE		MLU	
AG DATE			

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												
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	0100	C	SFR	100		RSF	1148.00	225.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							