COMM NE COR OF SW1/4 OF NE1/4, S
POB, CONT S 202.59 FT, W 645.04
E 645.04 FT TO POB. ALSO COMM NE

YOUNG CHARLOTTE E/YOUNG GIBERT A
189 NW YOUNG HORTON CT
LAKE CITY, FL 32055

2027

28-3S-16-02369-001

BUILDING CHARACTERISTICS

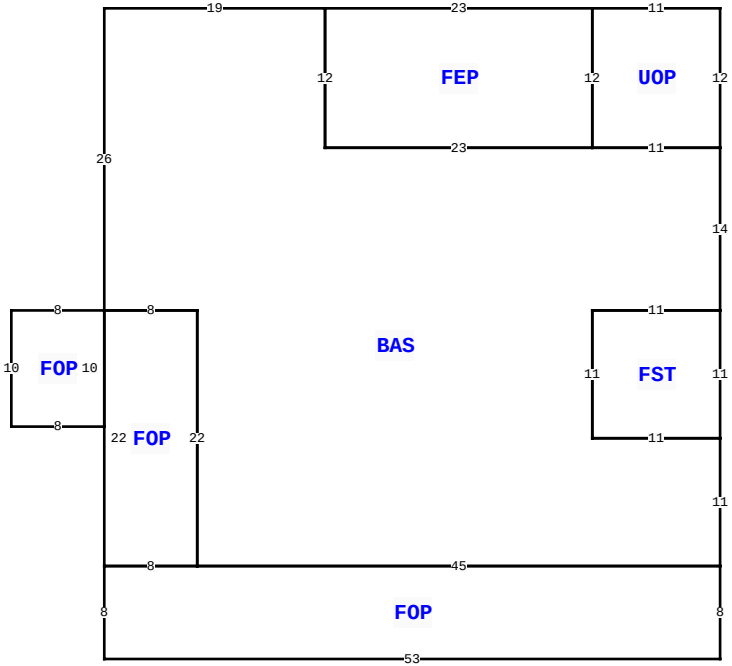
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100		1,839	155,611
FEP	276	80		221	18,701
FOP	80	30		24	2,031
FOP	176	30		53	4,485
FOP	424	30		127	10,746
FST	121	55		67	5,669
UOP	132	20		26	2,200
TOTALS	3,048			2,357	199,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,357	118.3497	130.18	306,834	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1839 HX Base Yr 1995



189 NW YOUNG HORTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	199,442
TOTAL MARKET OB/XF VALUE	20,636
TOTAL LAND VALUE - MARKET	33,900
TOTAL MARKET VALUE	253,978
SOH/AGL Deduction	68,687
ASSESSED VALUE	185,291
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	128,880
TOTAL JUST VALUE	253,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13402	GARAGE	50	12/11/1997
4821	SFR	49,000	04/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1505	12/16/2025	LE	U	I	14	100

GRANTOR: YOUNG CHARLOTTE E (EN

GRANTEE: DEW JOHN D (RMDR)

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S26 FOP= W8 S10 E8 N10$ FOP= S22 E8N22W8$ E8 S22 FOP= W8 S8 E53 N8 W45$ E45 N11 FST= N11 W11 S11E11$ W11 N11 E11 N14 UOP= N12W11 S12 E11$ W11 FEP= N12 W23S12 E23$ W23 N12$.

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	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	30	50	1,500.00	UT	8.00	8.00	100	1994	1994	3	100	12,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,600	
4	0297	SHED CONCR	0	100	22	34	748.00	UT	10.00	10.00	70	1993	1993	3	70	5,236	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 20,636

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		00	0.00	0.00	3.75	AC		1.00	1.00	1.00	9,000.00	9,000.00	33,750							
2	9630	C	SWAMP	100		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	100.00	100.00	150							

REVIEW DATE 03/06/2023 BY KS Total Acres: 5.25 Total Land Value: 33,900 Market: 0 Agricultural: 0 Common: 33,900 PRINTED 11/17/2026 BY SYS