W1/2 OF E1/2 OF NW1/4 OF NW1/4 A
NW COR SEC, RUN E 699.77 FT FOR
E 335.69 FT, S 1286.90 FT, W 337

UPHAUS DANIEL DEAN
226 SW NEIGHBORS GLN
LAKE CITY, FL 32024

2027

32-3S-16-02422-002

BUILDING CHARACTERISTICS

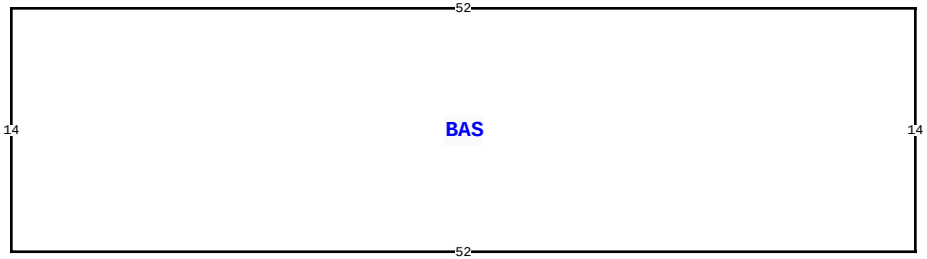
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 50
Exterior Wall	08	WD OR PLY 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	12,422
TOTALS	728			728	12,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	71.1000	42.66	31,056	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 728 HX Base Yr 2010



226 SW NEIGHBORS GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		12,422
TOTAL MARKET OB/XF VALUE		21,444
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		47,371
SOH/AGL Deduction		9,000
ASSESSED VALUE		38,371
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,371
TOTAL JUST VALUE		128,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1710	8/28/2025	LE	U	I	14	100
GRANTOR: UPHAUS DANIEL DEAN						
GRANTEE: UPHAUS DANIEL DEAN						
0818/1531	2/12/1996	QC	Q	I	01	0
GRANTOR: LINDA ANN UPHAUS & DA						
GRANTEE: DANIEL DEAN UPHAUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,700	
2	0262	PRCH,FOP	0	100	4	24	96.00	UT	1.50	1.50	100	0	0	3	100	144	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 21,444

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 06/23/2023 BY KS Total Acres: 10.00 Total Land Value: 13,505 Market: 85,500 Agricultural: 4,005 Common: 9,500 PRINTED 11/17/2026 BY SYS