LOT 1 KAL-WAY S/D UNIT 1: COMM 1
OF SEC WHICH IS E R/W OF A CO RD
FT FOR POB, RUN E 165 FT, S 264

UPHAUS LINDA A
122 SW NEIGHBORS GLN
LAKE CITY, FL 32024

**2027**

**32-3S-16-02430-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 01

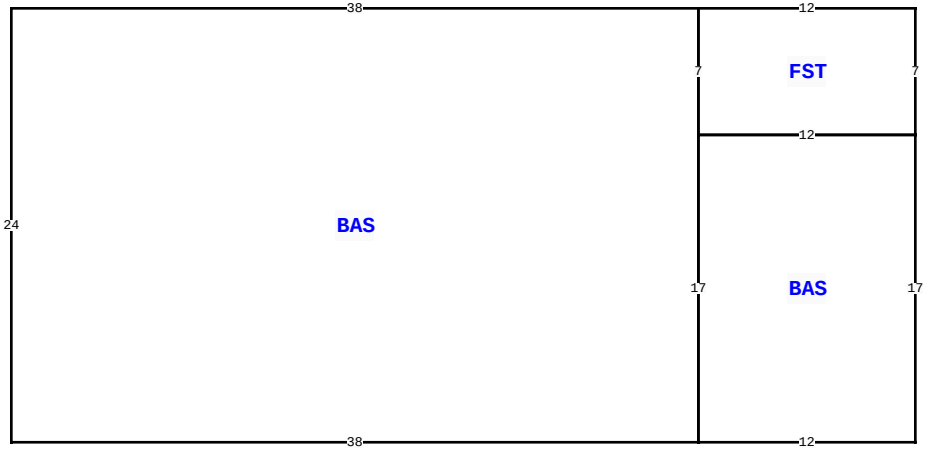
NEIGHBORHOOD/LOC 32316.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 204 | 100 | | 204 | 17,377 |
| BAS | 912 | 100 | | 912 | 77,687 |
| FST | 84 | 55 | | 46 | 3,918 |
| TOTALS | 1,200 | | | 1,162 | 98,982 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,162 | 119.1360 | 131.05 | 152,280 | 1974 | 1974 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2000 Heated Area: 1116 HX Base Yr 2000




122 SW NEIGHBORS GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 MLU |
| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 13 | 130.00 | UT | 5.50 | 5.50 | 100 | 1993 | 1993 | 3 | 100 | 715 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 7.00 | 7.00 | 50 | 2006 | 2006 | 3 | 50 | 1,008 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 120.00 | UT | 10.00 | 10.00 | 50 | 2006 | 2006 | 3 | 50 | 600 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 | 30 | 35 | 1,050.00 | UT | 11.00 | 11.00 | 75 | 2014 | 2014 | 3 | 75 | 8,663 | |
| 6 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 98,982 |
| TOTAL MARKET OB/XF VALUE | | 11,286 |
| TOTAL LAND VALUE - MARKET | | 23,000 |
| TOTAL MARKET VALUE | | 133,268 |
| SOH/AGL Deduction | | 56,436 |
| ASSESSED VALUE | | 76,832 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 25,421 |
| TOTAL JUST VALUE | | 133,268 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 135,066 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1190/0915 | 2/25/2010 | QC | U | I | 11 | 100 |
| GRANTOR: DANIEL UPHAUS | | | | | | |
| GRANTEE: LINDA A UPHAUS (C | | | | | | |
| 1154/0179 | 6/29/2008 | QC | Q | I | 01 | 25,000 |
| GRANTOR: DANIEL UPHAUS | | | | | | |
| GRANTEE: LINDA A UPHAUS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 S24 E38 BAS= E12 N17 W12 S17$ N17 FST= E12 N7 W12 S7$ N7$.

## LAND DESCRIPTION

TOTAL OB/XF 11,286

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 23,000 | | | | | | | |

REVIEW DATE 06/23/2023 BY KS Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS