

LOT 4 KAL-WAY S/D UNIT 1: COMM 1  
 OF SEC WHICH IS E R/W OF A CO RD  
 FT, E 495 FT FOR POB, RUN E 171.

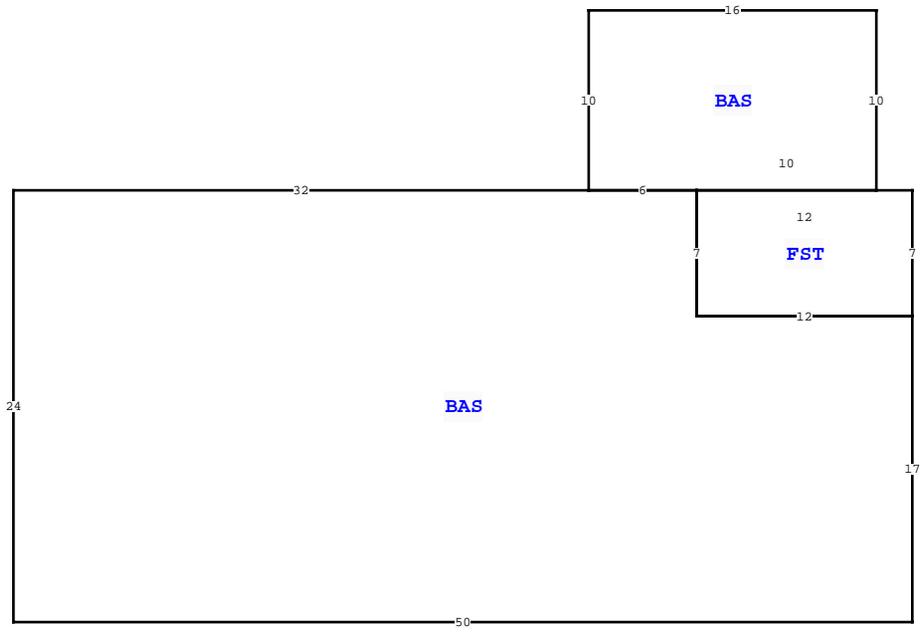
UPHAUS SAMUEL L/UPHAUS ROSEMARY  
 214 SW NEIGHBORS GLN  
 LAKE CITY, FL 32024

**2026**

32-3S-16-02430-004  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	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
BAS	160	100	
BAS	1,116	100	
FST	84	55	
TOTALS	1,360		

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%	1997		Heated Area: 1276					HX Base Yr 1997	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			107,559
TOTAL MARKET OB/XF VALUE			17,222
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			147,781
SOH/AGL Deduction			72,898
ASSESSED VALUE			74,883
TOTAL EXEMPTION VALUE	HX HB WX		54,883
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			147,781
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,353
SALE:2:1: LOT 4 KAL-WAY S/D UNIT 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30176	POOL	125	05/21/2012
9896	GARAGE	55	06/28/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/0066	2/27/2015	QC	U	I	11	100
GRANTOR: ROSEMARY UPHAUS						
GRANTEE: ROSEMARY UPHAUS & L						
0775/2200	6/11/1993	QC	U	I	11	27,450
GRANTOR: FARMERS HOME						
GRANTEE: SAMUEL UPHAUS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0011	BARN, BLK A	0	100	20	42	840.00	UT	5.00	5.00	100
3	0166	CONC, PAVMT	0	100	10	14	140.00	UT	1.50	1.50	100
4	0297	SHED CONCR	0	100	10	18	180.00	UT	4.50	4.50	100
5	0166	CONC, PAVMT	0	100	8	6	48.00	UT	1.50	1.50	100
6	0280	POOL R/CON	0	100	12	18	216.00	UT	70.00	70.00	100
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
17,222											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/16/2026		MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W32 S24 E50 N17 FST= N7 W12 S7 E12\$ W12 N7 BAS= E10 N10 W16 S10 E6\$ W6 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	1.00