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

2027

32-3S-16-02430-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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. 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

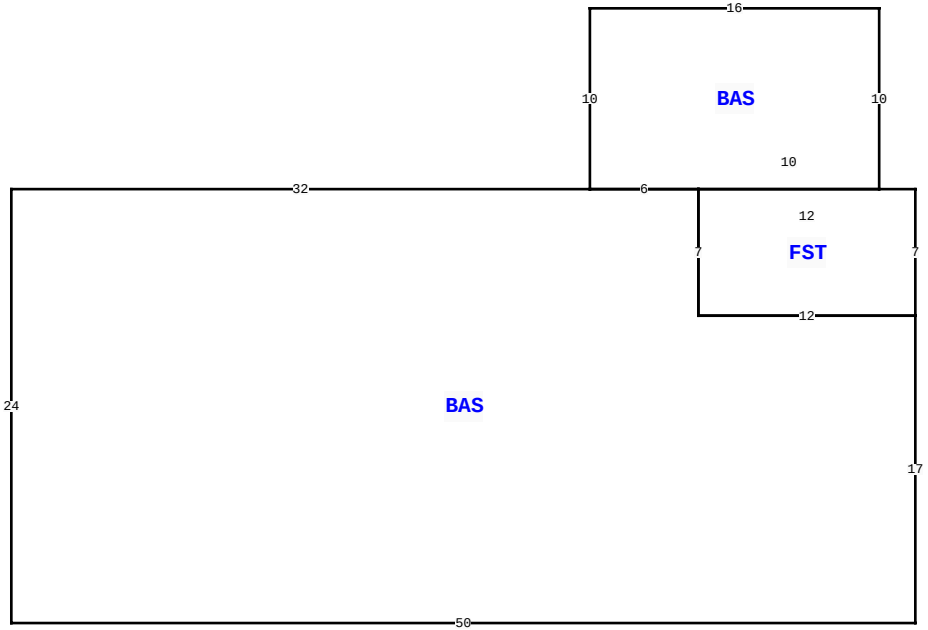
NEIGHBORHOOD/LOC 32316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	12,561
BAS	1,116	100		1,116	87,614
FST	84	55		46	3,611
TOTALS	1,360			1,322	103,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	109.8000	120.78	159,671	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1276 HX Base Yr 1997



214 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	0	0	3	100	95	
2	0011	BARN,BLK A	0	100	20	42	840.00	UT	5.00	5.00	100	1995	1995	3	100	4,200	
3	0166	CONC,PAVMT	0	100	10	14	140.00	UT	1.50	1.50	100	1995	1995	3	100	210	
4	0297	SHED CONCR	0	100	10	18	180.00	UT	4.50	4.50	100	1995	1995	3	100	810	
5	0166	CONC,PAVMT	0	100	8	6	48.00	UT	1.50	1.50	100	1995	1995	3	100	72	
6	0280	POOL R/CON	0	100	12	18	216.00	UT	70.00	70.00	100	2012	2012	3	71	10,735	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,786
TOTAL MARKET OB/XF VALUE		17,222
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		144,008
SOH/AGL Deduction		66,879
ASSESSED VALUE		77,129
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		20,718
TOTAL JUST VALUE		144,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,899

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						

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

TOTAL OB/XF 17,222

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: 1.02 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS