

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.

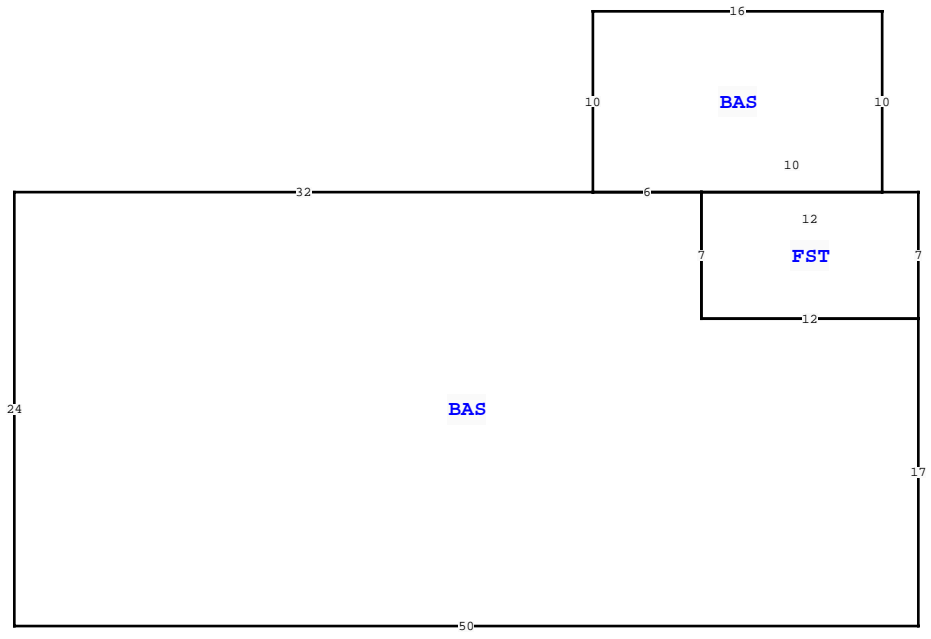
UPHAUS SAMUEL L/UPHAUS ROSEMARY  
 214 SW NEIGHBORS GLN  
 LAKE CITY, FL 32024

**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 Floor	14	CARPET	90
Interior Floor	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 Units	05	CONV	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				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				105,677		
TOTAL MARKET OB/XF VALUE				17,222		
TOTAL LAND VALUE - MARKET				23,000		
TOTAL MARKET VALUE				145,899		
SOH/AGL Deduction				71,016		
ASSESSED VALUE				74,883		
TOTAL EXEMPTION VALUE				HX HB WX 54,883		
BASE TAXABLE VALUE				20,000		
TOTAL JUST VALUE				145,899		
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						
						04/16/2026 MLU
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						

EXTRA FEATURES		214 SW NEIGHBORS GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	0.00
2	0011	BARN, BLK A	5.00
3	0166	CONC, PAVMT	1.50
4	0297	SHED CONCR	4.50
5	0166	CONC, PAVMT	1.50
6	0280	POOL R/CON	70.00
7	0261	PRCH, UOP	0.00
8	0070	CARPORT UF	0.00

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	95	
2	0011	BARN, BLK A	0	100	20	840.00	UT	5.00	5.00	100	1995	1995	3	100	4,200	
3	0166	CONC, PAVMT	0	100	10	140.00	UT	1.50	1.50	100	1995	1995	3	100	210	
4	0297	SHED CONCR	0	100	10	180.00	UT	4.50	4.50	100	1995	1995	3	100	810	
5	0166	CONC, PAVMT	0	100	8	48.00	UT	1.50	1.50	100	1995	1995	3	100	72	
6	0280	POOL R/CON	0	100	12	216.00	UT	70.00	70.00	100	2012	2012	3	71	10,735	
7	0261	PRCH, UOP	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
TOTAL OB/XF 17,222																

LAND DESCRIPTION		TOTAL OB/XF 17,222																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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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							

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