

S1/2 OF LOTS 9 & 10 KALWAY S/D:  
SEC, RUN E 12 FT TO E RW LINE OF  
FOR POB, RUN E 330 FT, N 117 FT,

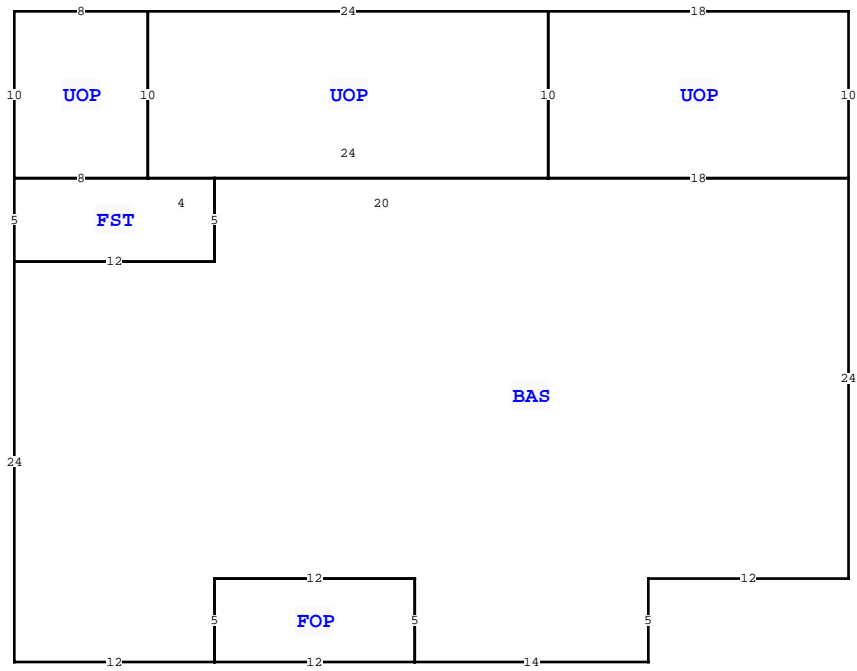
CARR LAURA UPHAUS  
335 SW THOMAS TER  
LAKE CITY, FL 32024

**2026**

32-3S-16-02430-010  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	32	HARDIE BRD	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	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
BAS	1,270	100	
FOP	60	30	
FST	60	55	
UOP	80	20	
UOP	180	20	
UOP	240	20	
TOTALS	1,890		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,421	103.4000	115.81	164,566	1974	1974	0	0	35.00	65.00
1 SINGLE FAM 100% - 1996 Heated Area: 1270 HX Base Yr 1996											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	106,968			
TOTAL MARKET OB/XF VALUE	665			
TOTAL LAND VALUE - MARKET	23,000			
TOTAL MARKET VALUE	130,633			
SOH/AGL Deduction	77,066			
ASSESSED VALUE	53,567			
TOTAL EXEMPTION VALUE	HX HB 28,567			
BASE TAXABLE VALUE	25,000			
TOTAL JUST VALUE	130,633			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	127,633			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26421	REMODEL	0	11/14/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0811/1312	9/29/1995	WD Q	Q	I		38,000

GRANTOR: MARGARET G SMITH  
GRANTEE: LAURA UPHAUS CARR

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	
BAS= W18 UOP= N10 W24 S10 E24\$ W20 FST= W4 UOP= N10 W8S10 E8\$ W8 S5 E12 N5\$ S5 W12 S24 E12 FOP= E12 N5 W12 S5\$ N5 E12 S5 E14 N5 E12 N24\$ UOP= N10 W18 S10 E18\$.	

EXTRA FEATURES																
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	0	1.00	UT	0.00	100	0	0	3	100	95	
2	0294	SHED WOOD/	0	100	10	18	1.00	UT	0.00	100	0	0	3	100	270	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION															TOTAL OB/XF									
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							