

MCKEON BILL
1308 TURTLE DUNES CT
PONTE VEDRA BEACH, FL 32082

01-4S-16-02678-111

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	06	VINYL ASB 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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 06			
NEIGHBORHOOD/LOC	1416.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	114,007
FCP	216	25		54	4,553
FOP	144	30		43	3,626
FST	96	55		53	4,469
TOTALS	1,808			1,502	126,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,502	115.8300	129.73	194,854	1985	1985		0		0 35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1352 HX Base Yr

Diagram showing building footprint and area calculations:

Overall dimensions: 52' x 26'. Internal divisions: 12' (FST), 18' (FCP), 24' (FOP). Areas: BAS (1,352 sq ft), FCP (216 sq ft), FOP (144 sq ft), FST (96 sq ft).

COLUMBIA COUNTY PROPERTY

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VALUATION BY

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE	126,655
TOTAL MARKET OB/XF VALUE	3,764
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	152,919
SOH/AGL Deduction	0
ASSESSED VALUE	152,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,919
TOTAL JUST VALUE	152,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,919

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0823/0210	5/24/1996	TD	Q	I		57,000

GRANTOR: VICTORIA LANG TRUSTEE
GRANTEE: BILL MCKEON
0763/0692 7/30/1992 WD Q I 53,000
GRANTOR: BRUCE URBAN
GRANTEE: KAY KURTZ

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E26 FOP= S6 E24N6 W24\$ E26 FCP= E12 N18 W12 S18\$ N18 FST= E12 N8 W12 S8\$ N8\$.

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC, PAVMT	0	0	12	72		864.00	1.40	85	0	0	3	85	1,028	
4	0296	SHED METAL	0	0	14	22		308.00	UT 4.50	100	1993	1993	3	100	1,386	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

TOTAL OB/XF

3,764

REVIEW DATE

08/21/2023

BY

JB

Total Acres: 0.48

Total Land Value: 22,500

Market: 0

Agricultural: 0

Common: 22,500

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