LOT 32 TURKEY RUN S/D.
972-1854, 1008-2690

BOWERS RONALD/BOWERS JOYCE
115 SW ETHEL GLEN
LAKE CITY, FL 32024

2026

03-4S-16-02739-232

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

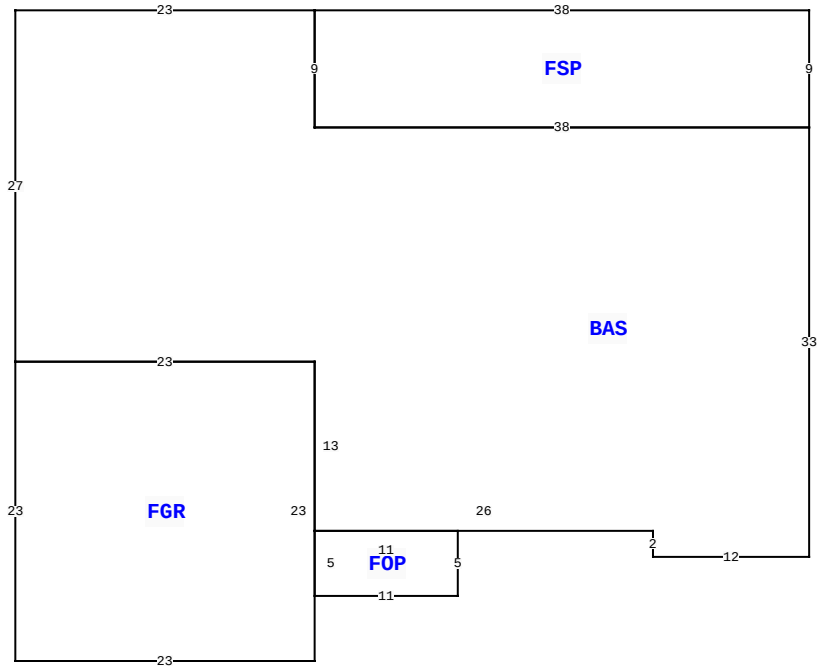
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100		1,823	188,115
FGR	529	55		291	30,028
FOP	55	30		16	1,651
FSP	342	40		137	14,137
TOTALS	2,749			2,267	233,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,267	116.6220	130.62	296,116	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1823 HX Base Yr 2005



115 SW ETHEL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,932
TOTAL MARKET OB/XF VALUE		3,084
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		272,016
SOH/AGL Deduction		100,495
ASSESSED VALUE		171,521
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,799
TOTAL JUST VALUE		272,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043903	Roof Replacement	18,165	03/11/2022
21052	SFR	311	09/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1008/2690	3/03/2004	WD	Q	I		142,500
GRANTOR: WOOD						
GRANTEE: BOWERS						
0972/1854	1/22/2003	WD	Q	V	02	155,000
GRANTOR: PHILLIPS						
GRANTEE: WOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S27 FGR= S23 E23 N23 W23$ E23 S13 FOP= S5 E11 N5 W11$ E26 S2 E12 N33 FSP= N9 W38 S9 E38$ W38 N9$.

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	942.00	UT	2.00	2.00	100	2004	2004	3	100	1,884	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,084

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/23/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/05/2025 BY SYS