

LOT 39 TURKEY RUN S/D.  
 WD 1019-1458, WD 1034-1952.  
 WD 1066-1920.

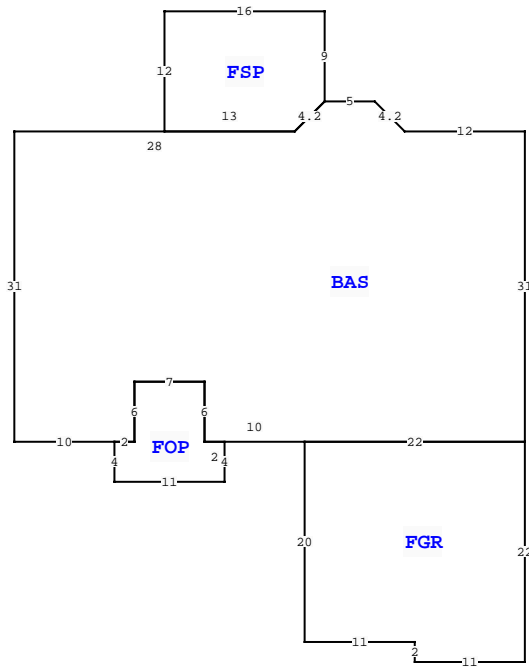
MCNAULL BEVERLY H TRUSTEE  
 604 SW PHILLIPS CIR  
 LAKE CITY, FL 32024

**2026**

03-4S-16-02739-239

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	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
BAS	1,563	100	
FGR	462	55	
FOP	86	30	
FSP	188	40	
TOTALS	2,299		
			1,918
			199,480

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%	- 2007									
				Heated Area: 1563				HX Base Yr 2007				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			199,480
TOTAL MARKET OB/XF VALUE			8,751
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			243,231
SOH/AGL Deduction			87,154
ASSESSED VALUE			156,077
TOTAL EXEMPTION VALUE	HX HB SX WX		105,722
BASE TAXABLE VALUE			50,355
TOTAL JUST VALUE			243,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044988	Solar Power Syste	12,358	07/18/2022
000044589	Roof Replacement	17,941	06/02/2022
24111	SFR	523	02/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/1920	11/30/2005	WD	Q	V		49,900
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: BEVERLY MCNAULL						
1034/1952	1/03/2005	WD	Q	V	01	48,000
GRANTOR: STEPHEN CRAWFORD						
GRANTEE: STANLEY CRAWFORD CO						

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	0120	CLFENCE 4	0	100	0	0	UT	6.00	6.00	100	2006	2006	3	100	1,776	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.50	2.50	100	2006	2006	3	100	4,095	
3	0296	SHED METAL	0	100	12	20	UT	12.00	12.00	100	2007	2007	3	100	2,880	

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

BUILDING DIMENSIONS	
BAS= W12 L3 U3 W5 FSP= N9 W16 S12 E13 R3 U3 \$ D3 L3 W28	
S31 E10 FOP= S4 E11 N4 W2 N6 W7 S6 W2\$ E2 N6 E7 S6 E10 FGR=	
S20 E11 S2 E11 N22 W22\$ E22 N31\$.	

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