

LOTS 27 & 28 ROLLING OAKS S/D.
678-593, 809-1184, 865-925, 1241

EADIE-TURNER ERICA
532 NW BRINKLEY TER
LAKE CITY, FL 32055

2026

09-3S-16-02049-127



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	9316.0100	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	483	100		483	44,886
BAS	1,713	100		1,713	159,192
FOP	152	30		46	4,275
FSP	192	40		77	7,156
UDG	576	55		317	29,459

TOTALS	3,116			2,636	244,969
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	224.00	UT	1.50
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.50
4	0260	PAVEMENT-A	0	100	10	380	3,800.00	UT	1.00
5	0020	BARN, FR	0	100	24	24	576.00	UT	14.00
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,500.00
7	0040	BARN, POLE	0	100	0	0	1.00	UT	26,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00

REVIEW DATE	01/26/2023	BY	KS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,636	118.0800	132.25	348,611	1996	1996	0	0	0	29.73	70.27
1 SINGLE FAM 100% - 2021 Heated Area: 2196 HX Base Yr 2021												
532 NW BRINKLEY TER, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/12/2022 MLU												

TOTAL OB/XF												
43,620												

TOTAL OB/XF												
43,620												

Market:	0
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Agricultural:	0
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Common:	76,500
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		244,969	
TOTAL MARKET OB/XF VALUE		43,620	
TOTAL LAND VALUE - MARKET		76,500	
TOTAL MARKET VALUE		365,089	
SOH/AGL Deduction		32,165	
ASSESSED VALUE		332,924	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		282,202	
TOTAL JUST VALUE		365,089	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,680	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40926	REMODEL	0	11/20/2020
11474	SFR	270	08/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/0169	7/13/2020	WD	Q	I	01	335,000
GRANTOR: CATHY M TUELL						
GRANTEE: ERICA EADIE-TURNER						
1241/1780	9/14/2012	WD	U	V	37	40,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: DONALD T & CATHY M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W20 W43 S36 E23 E1 N4 E18 N19 E21 N13 \$									
UDG=[ORIG=0,-30] N24 W24 S24 E24 \$									
BAS=[ORIG=-21,32] S4 E21 N23 W21 S19 \$									
FSP=[ORIG=-20,0] N12 W16 S12 E16 \$									
FOP=[ORIG=-40,36] S4 E20 N4 W1 N4 W18 S4 W1 \$									

TOTAL OB/XF									
43,620									

Market:	0
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Agricultural:	0
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Common:	76,500
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