LOT 4 FIVE POINTS ACRES S/D UNIT
491-645, 544-102, 816-1818,1819,

TURNER DANIEL LEE/TURNER DANIELLE
371 SE CHADDAR CT
LAKE CITY, FL 32025

2026

17-3S-17-04967-064

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

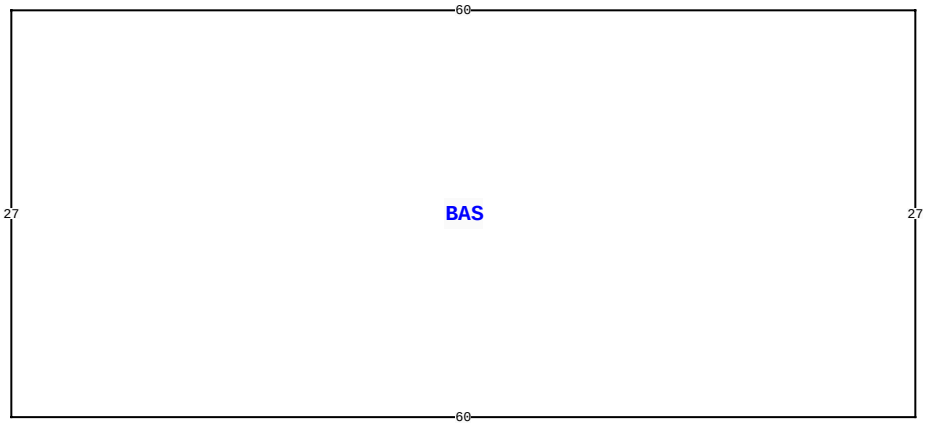
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	40,241
TOTALS	1,620			1,620	40,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	103.5000	62.10	100,602	1992	1992	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2022 Heated Area: 1620 HX Base Yr



278 NE DEB GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	40,241
TOTAL MARKET OB/XF VALUE	11,700
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	59,941
SOH/AGL Deduction	5,647
ASSESSED VALUE	54,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,294
TOTAL JUST VALUE	59,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40585	M H	0	09/23/2020
10751	M H	125	02/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/503	12/20/2021	QC	U	I	11	100
GRANTOR: TUNER DANIEL						
GRANTEE: TURNER DANIEL						
1415/1691	7/02/2020	QC	U	V	11	100
GRANTOR: DEAN & LYNN HACKETT						
GRANTEE: DANIEL LEE TURNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=20,4] E60 S27 W60 N27 $
.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,700

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 06/07/2021 BY JB Total Acres: 1.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 11/18/2025 BY SYS