COMM SE COR OF SEC, N 43.61 FT
TO N R/W OF CR 242A FOR POB,
W ALONG R/W 21.85 FT, CONT W

TURMAN MELISSA LYNNE
PO BOX 1234
LAKE CITY, FL 32056

2026

19-4S-17-08566-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

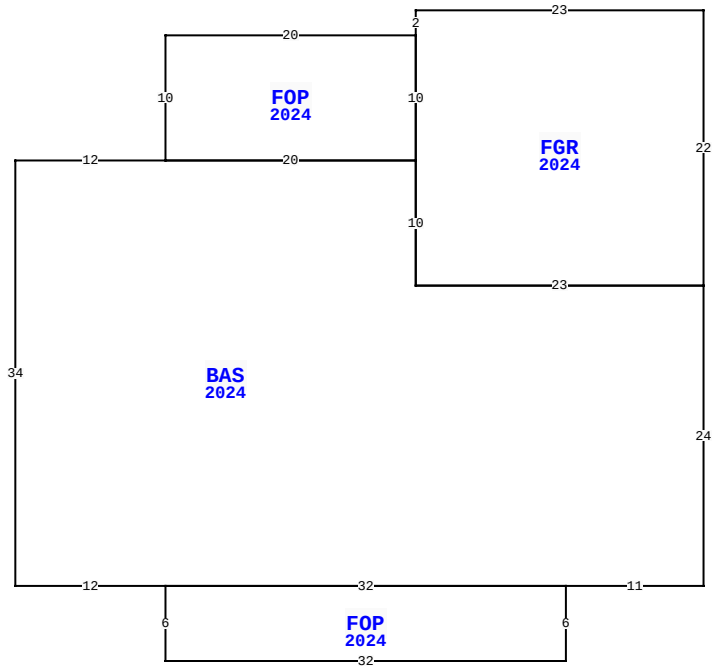
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100	2024	1,640	199,052
FGR	506	55	2024	278	33,741
FOP	192	30	2024	58	7,039
FOP	200	30	2024	60	7,282
TOTALS	2,538			2,036	247,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	110.5800	123.85	252,159	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1640 HX Base Yr 2024



1567 SW COUNTY ROAD 242A, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		247,116
TOTAL MARKET OB/XF VALUE		24,500
TOTAL LAND VALUE - MARKET		208,400
TOTAL MARKET VALUE		295,936
SOH/AGL Deduction		0
ASSESSED VALUE		295,936
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,214
TOTAL JUST VALUE		480,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045082	New Residential C	185,000	08/01/2022
000044882	Electrical Servic	0	07/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1222/1814	10/07/2011	PB	U	V	11	0
GRANTOR: CLERK OF COURT(GORDON						
GRANTEE: DONALD PETTYJOHN,BR						
1222/2341	10/06/2011	WD	U	V	11	100
GRANTOR: DONALD PETTYJOHN,BREN						
GRANTEE: MELISSA LYNNE TURMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S34 E12 E32 E11 N24 W23 N10 W20 W12 $
FGR=[YR=2024;ORIG=92,-2] S2 S10 S10 E23 N22 W23 $
FOP=[YR=2024;ORIG=72,0] S10 E20 N10 W20 $
FOP=[YR=2024;ORIG=72,44] S6 E32 N6 W32 $
.

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	0030	BARN,MT	0	100	0	0	1.00	UT	21,200.00	21,200.00	100	2023	2022		100	21,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 24,500

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	280.00	280.00	10,920							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	195,000							
3	0100	C	SFR	100					2.68	AC		1.00	1.00	1.00	5,000.00	5,000.00	13,400							

REVIEW DATE 12/06/2023 BY HC Total Acres: 41.68 Total Land Value: 24,320 Market: 195,000 Agricultural: 10,920 Common: 13,400 PRINTED 11/07/2025 BY SYS