COMM NE COR OF SE1/4 OF SE1/4, R
W 25 FT TO W R/W TURNER RD FOR P
FT, W 309.50 FT, N 150.40 FT, E

SAFT NICOLE M/SAFT DEBRA V
1736 NW TURNER AVE
LAKE CITY, FL 32055

2026

21-3S-16-02242-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

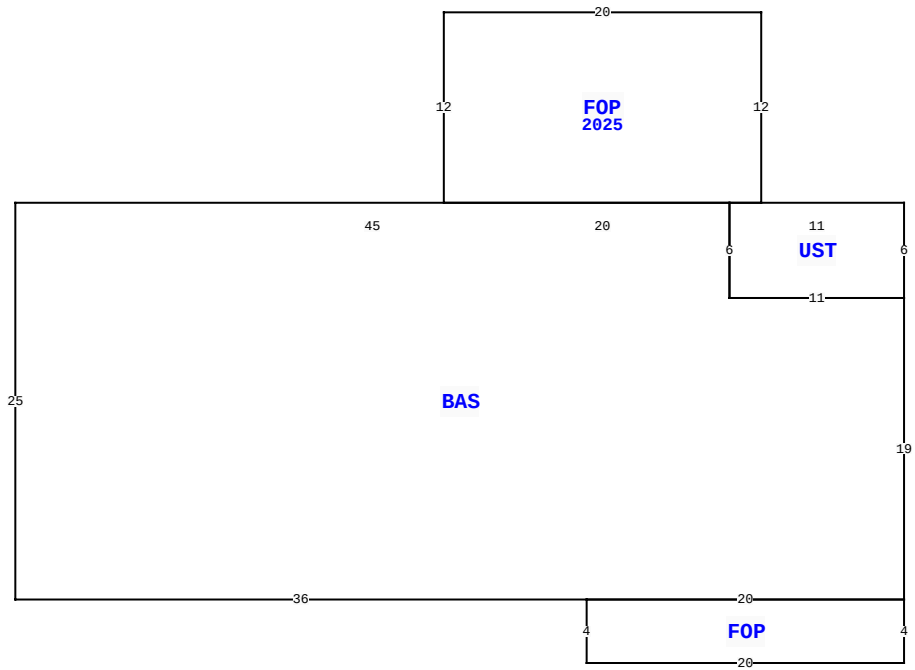
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100		1,334	148,890
FOP	80	30		24	2,679
FOP	240	30	2025	72	8,036
UST	66	45		30	3,348
TOTALS	1,720			1,460	162,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,460	120.9780	135.50	197,830	1971	2010	0	0	0	17.63	82.37

1 SINGLE FAM 100% - 2025 Heated Area: 1334 HX Base Yr 2025



1736 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,953
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		188,153
SOH/AGL Deduction		0
ASSESSED VALUE		188,153
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,431
TOTAL JUST VALUE		188,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/816	7/02/2024	WD	Q	I	01	250,000
GRANTOR: WINSBERG KATHY						
GRANTEE: SAFT NICOLE M						
1490/2659	5/22/2023	WD	U	I	11	100
GRANTOR: WINSBERG DANIEL						
GRANTEE: WINSBERG KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W45 S25 E36 E20 N19 W11 N6 $
FOP=[ORIG=-9,25] S4 E20 N4 W20 $
UST=[ORIG=11,6] N6 W11 S6 E11 $
FOP=[YR=2025;ORIG=-18,0] N12 E20 S12 W20 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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		A-1	0.00	0.00	1.30	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,400							

REVIEW DATE 09/20/2024 BY TP Total Acres: 1.30 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/18/2025 BY SYS