(AKA LOT 14, LEON MCCALL'S
SURVEY UNR DESC AS):
COMM NW COR OF SW1/4 OF SW1/4,

TURNER91@LANDTRUST
1711 NW TURNER AVE
LAKE CITY, FL 32055

2026

22-3S-16-02265-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

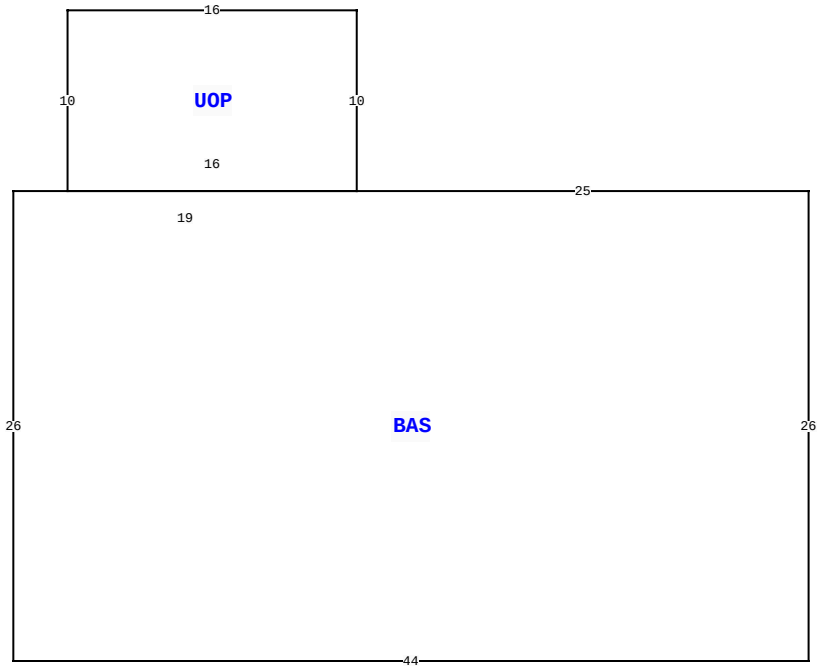
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	25,456
UOP	160	25		40	890
TOTALS	1,304			1,184	26,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,184	92.7200	55.63	65,866	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1144 HX Base Yr



1711 NW TURNER AVE, 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	26,346
TOTAL MARKET OB/XF VALUE	8,160
TOTAL LAND VALUE - MARKET	23,790
TOTAL MARKET VALUE	58,296
SOH/AGL Deduction	0
ASSESSED VALUE	58,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,296
TOTAL JUST VALUE	58,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,296

SALE:4:1: $.60 STAMPS
SALE:3:1: $.70 STAMPS
SALE:2:1: 1.83 AC
SALE:1:1: 1.83 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9214	M H	125	01/03/1995
9089	M H	125	11/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/1454	3/18/2019	WD	U	I	11	100
GRANTOR: DEREK SNEAD						
GRANTEE: TURNER91@LANDTRUST						
1378/2668	2/22/2019	WD	U	I	37	27,000
GRANTOR: SHIRLEY A HOAG						
GRANTEE: DEREK SNEAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N10 W16 S10 E16$ W19 S26 E44 N26$.

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	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	60	1994	1994	3	60	360	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,160

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	1.83	AC		1.00	1.00	1.00	13,000.00	13,000.00	23,790							

REVIEW DATE 02/20/2023 BY KS Total Acres: 1.83 Total Land Value: 23,790 Market: 0 Agricultural: 0 Common: 23,790 PRINTED 11/19/2025 BY SYS