LOT 4 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

BOOL CAROLYN GRACE B
192 NW TURKEY RUN CT
LAKE CITY, FL 32055

2026

23-3S-16-02279-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

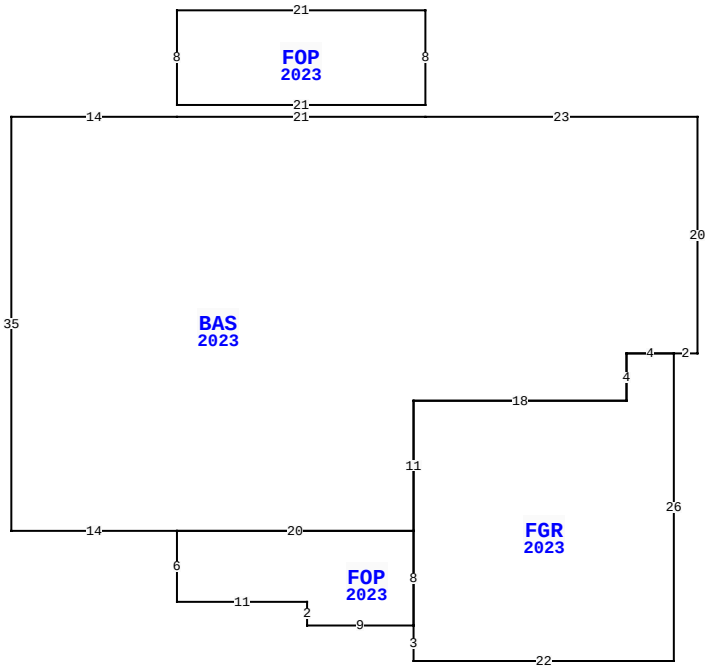
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	2023	1,742	208,649
FGR	500	55	2023	275	32,938
FOP	138	30	2023	41	4,911
FOP	168	30	2023	50	5,989
TOTALS	2,548			2,108	252,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	110.2500	123.48	260,296	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 1742 HX Base Yr



192 NW TURKEY RUN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	252,487
TOTAL MARKET OB/XF VALUE	1,620
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	289,107
SOH/AGL Deduction	0
ASSESSED VALUE	289,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,107
TOTAL JUST VALUE	289,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043447	New Residential C	185,000	12/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/1554	11/17/2022	WD	Q	I	01	330,000
GRANTOR: 386 DEVELOPEMENT LLC						
GRANTEE: BOOL CAROLYN GRACE						
1402/2069	1/06/2020	WD	Q	V	05	160,000
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: 386 DEVELOPEMENT LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,11] S35 E14 E20 N11 E18 N4 E4 E2 N20 W23 W21 W14 $
FOP=[YR=2023;ORIG=54,2] E21 S8 W21 N8 $
FOP=[YR=2023;ORIG=54,46] S6 E11 S2 E9 N8 W20 $
FGR=[YR=2023;ORIG=74,35] S11 S8 S3 E22 N26 W4 S4 W18 $
.

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	0166	CONC,PAVMT	0	0	0	0	540.00	UT	3.00	3.00	100	2023	2022		100	1,620	

LAND DESCRIPTION

TOTAL OB/XF 1,620

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/15/2023 BY JB Total Acres: 0.25 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/03/2025 BY SYS