

LOT 5 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

FULLER EVAN J/FULLER COURTNEY
178 NW TURKEY RUN CT
LAKE CITY, FL 32055

2026

23-3S-16-02279-105
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	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	1,788	100		1,788	227,811
FGR	550	55		302	38,478
FOP	152	30		46	5,861
FOP	176	30		53	6,753
TOTALS	2,666			2,189	278,903

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	640.00	UT	3.00	3.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,189	118.5030	132.72	290,524	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 1788 HX Base Yr 2022											
178 NW TURKEY RUN CT, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU											

TOTAL OB/XF											
1,920											

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1,920											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		278,903	
TOTAL MARKET OB/XF VALUE		1,920	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		315,823	
SOH/AGL Deduction		35,310	
ASSESSED VALUE		280,513	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		229,791	
TOTAL JUST VALUE		315,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		318,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40914	SFR	0	11/19/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1443/2467	7/30/2021	WD Q	I	01	
GRANTOR: DON LITTLE CONSTRUCTI					
GRANTEE: FULLER EVAN J					
1402/2212	1/07/2020	WD Q	V	05	
GRANTOR: 386 DEVELOPMENT LLC					
GRANTEE: DON LITTLE CONSTRUC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=70,10] S16 W2 S6 E2 S16 E12 S2 E22 N14 E22 N28 W22 S2 S8 W22 N8 W12 \$											
FOP=[ORIG=82,10] S8 E22 N8 W22 \$											
FGR=[ORIG=104,36] S14 S8 S3 E22 N25 W22 \$											
FOP=[ORIG=82,50] S6 E12 S2 E10 N8 W22 \$											