LOTS 11 & 12 TURKEY CREEK UNIT 1
WD 1402-2044 THRU 2051, WD 1402-

THE TURNER FAMILY TRUST DATED MARCH 5, 2005
123 NW NOVEMBER CT
LAKE CITY, FL 32055

2026

23-3S-16-02279-112

BUILDING CHARACTERISTICS

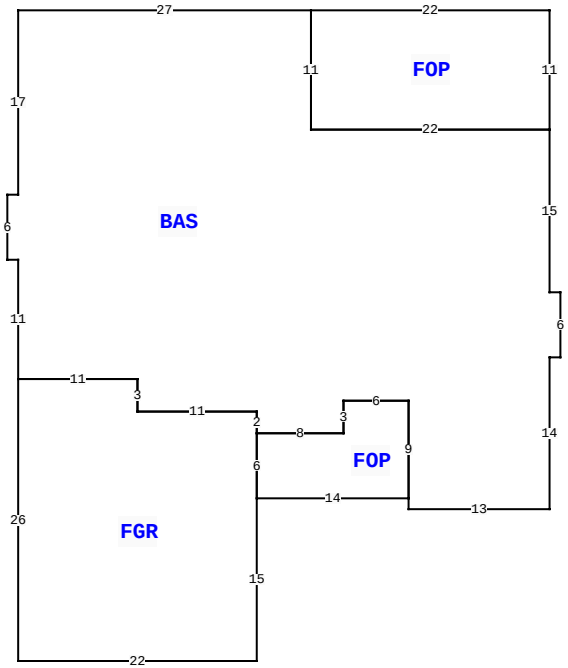
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,677	100		1,677	217,420
FGR	539	55		296	38,376
FOP	102	30		31	4,020
FOP	242	30		73	9,465
TOTALS	2,560			2,077	269,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,077	120.5820	135.05	280,499	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1677 HX Base Yr 2022



123 NW NOVEMBER CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,279
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		341,199
SOH/AGL Deduction		83,924
ASSESSED VALUE		257,275
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		156,553
TOTAL JUST VALUE		341,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048636	Remodel	4,068	11/13/2023
000047192	Solar Power Syste	24,903	05/10/2023
40918	SFR	0	11/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1413	3/29/2024	WD	Q	V	04	33,000
GRANTOR: LAKE CITY GATEWAY, LL						
GRANTEE: TURNER FAMILY TRUST						
1480/904	12/01/2022	WD	U	V	11	100
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: LAKE CITY GATEWAY,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] S17 W1 S6 E1 S11 E11 S3 E11 S2 E8 N3 E6 S9 S1 E13 N14 E1 N6 W1 N15 W22 N11 W27 $
FOP=[ORIG=97,10] S11 E22 N11 W22 $
FGR=[ORIG=70,44] S26 E22 N15 N6 N2 W11 N3 W11 $
FOP=[ORIG=92,49] S6 E14 N9 W6 S3 W8 $
.

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	100	0	0	640.00	UT	3.00	3.00	100	2022	2021		100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100			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: 0.50 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 10/31/2025 BY SYS