LOT 17 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

MANPOWER PROVIDERS TRUST
215 NW FAIRWAY HILLS GLN #11
LAKE CITY, FL 32055

2026

23-3S-16-02279-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

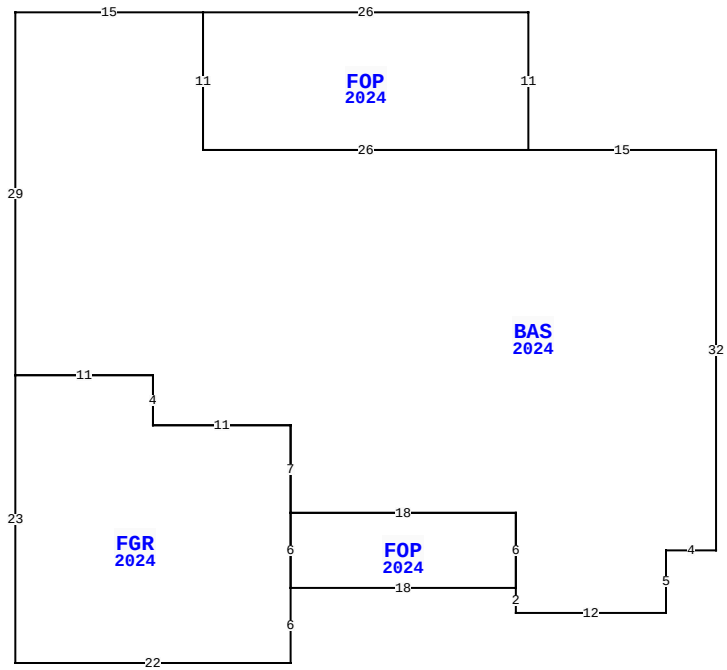
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,699	100	2024	1,699	222,929
FGR	462	55	2024	254	33,328
FOP	108	30	2024	32	4,198
FOP	286	30	2024	86	11,285
TOTALS	2,555			2,071	271,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,071	119.5425	133.89	277,286	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 1699 HX Base Yr



199 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	271,740
TOTAL MARKET OB/XF VALUE	1,680
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	308,420
SOH/AGL Deduction	0
ASSESSED VALUE	308,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,420
TOTAL JUST VALUE	308,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043868	New Residential C	150,000	03/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/2007	6/25/2023	QC	U	I	11	250,000
GRANTOR: JOHN AND KYOUNGJA HOM						
GRANTEE: MANPOWER PROVIDERS						
1402/2072	1/06/2020	WD	Q	V	05	100,000
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: JOHN AND KYOUNGJA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=71,10] S29 E11 S4 E11 S7 E18 S6 S2 E12 N5 E4 N32 W15 W26 N11 W15 $
FGR=[YR=2024;ORIG=71,39] S23 E22 N6 N6 N7 W11 N4 W11 $
FOP=[YR=2024;ORIG=93,50] S6 E18 N6 W18 $
FOP=[YR=2024;ORIG=86,10] S11 E26 N11 W26 $
.

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	560.00	UT	3.00	3.00	100	2024	2023		100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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 10/19/2023 BY HC Total Acres: 0.25 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/30/2025 BY SYS