LOT 20 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

GRAY MASON K
166 NW TURKEY CREEK WAY
LAKE CITY, FL 32055

2026

23-3S-16-02279-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

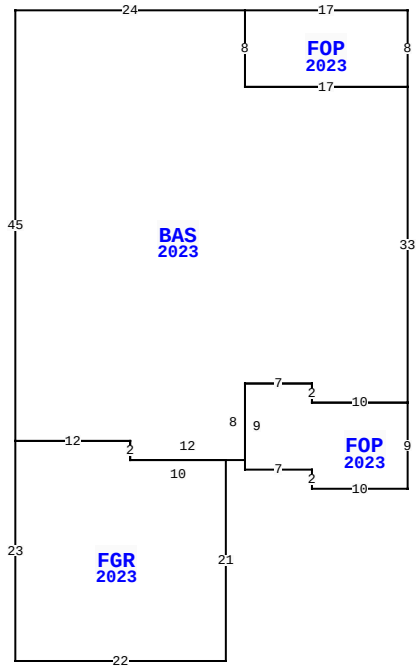
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
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	1,651	100	2023	1,651	194,867
FGR	486	55	2023	267	31,514
FOP	136	30	2023	41	4,839
FOP	153	30	2023	46	5,429
TOTALS	2,426			2,005	236,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,005	108.6400	121.68	243,968	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 1651 HX Base Yr



166 NW TURKEY CREEK WAY, 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	236,649
TOTAL MARKET OB/XF VALUE	2,580
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	274,229
SOH/AGL Deduction	0
ASSESSED VALUE	274,229
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,229
TOTAL JUST VALUE	274,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041917	New Residential C	150,000	08/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/60	10/03/2025	WD	Q	I	01	297,000
GRANTOR: LAKE CITY GATEWAY, LL						
GRANTEE: GRAY MASON K						
1480/904	12/01/2022	WD	U	V	11	100
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: LAKE CITY GATEWAY,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=81,10] W17 N8 W24 S45 E12 S2 E12 N8 E7 S2 E10 N33 $
FGR=[YR=2023;ORIG=62,49] W10 N2 W12 S23 E22 N21 $
FOP=[YR=2023;ORIG=81,43] W10 N2 W7 S9 E7 S2 E10 N9 $
FOP=[YR=2023;ORIG=64,2] E17 S8 W17 N8 $
.

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	860.00	UT	3.00	3.00	100	2023	2022		100	2,580	

LAND DESCRIPTION

TOTAL OB/XF 2,580

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: 0.26 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/29/2025 BY SYS