LOT 23 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

PAYTON EMAINI/BREEDON JAMES
212 NW TURKEY CREEK WAY
LAKE CITY, FL 32055

2026

23-3S-16-02279-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

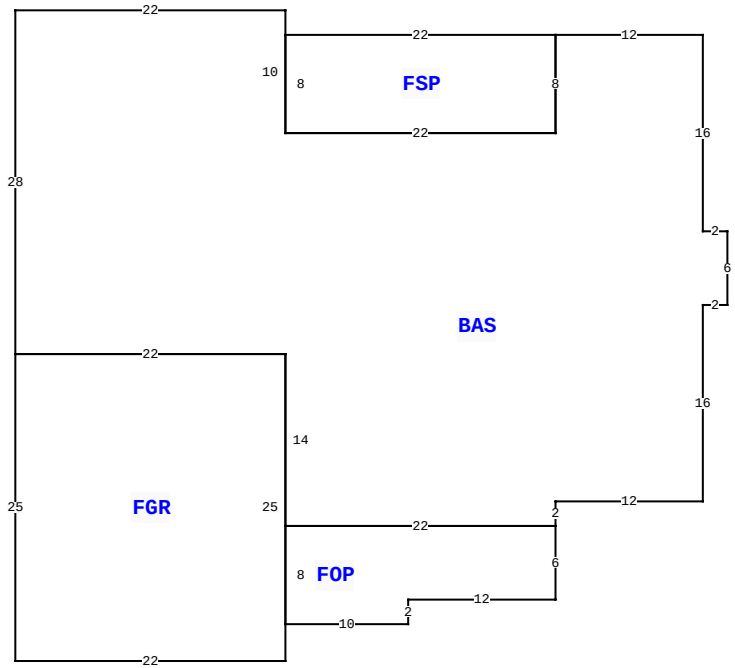
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
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	194,438
FGR	550	55		302	32,842
FOP	152	30		46	5,003
FSP	176	40		70	7,612
TOTALS	2,666			2,206	239,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,206	102.2065	114.47	252,521	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2023 Heated Area: 1788 HX Base Yr 2023



212 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		239,895
TOTAL MARKET OB/XF VALUE		1,872
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		276,767
SOH/AGL Deduction		11,900
ASSESSED VALUE		264,867
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,145
TOTAL JUST VALUE		276,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39483	SFR	0	03/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/207	8/08/2022	WD	Q	I	01	326,000
GRANTOR: TRESPALACIOS CHAD ALA						
GRANTEE: PAYTON EMAINI						
1428/949	1/19/2021	WD	Q	I	01	269,900
GRANTOR: DON LITTLE CONSTRUCTI						
GRANTEE: TRESPALACIOS CHAD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=100,19] W12 S8 W22 N10 W22 S28 E22 S14 E22 N2 E12 N16 E2 N6 W2 N16 $
FGR=[ORIG=44,45] E22 S25 W22 N25 $
FSP=[ORIG=88,19] W22 S8 E22 N8 $
FOP=[ORIG=88,59] W22 S8 E10 N2 E12 N6 $
.

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	832.00	UT	2.25	2.25	100	2021	2020		100	1,872	

LAND DESCRIPTION

TOTAL OB/XF 1,872

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							

REVIEW DATE 05/15/2023 BY JB Total Acres: 0.26 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/27/2025 BY SYS