LOT 24 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

OAKLEY DANIEL/OAKLEY SAMANTHA
234 NW TURKEY CREEK WAY
LAKE CITY, FL 32055

2026

23-3S-16-02279-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

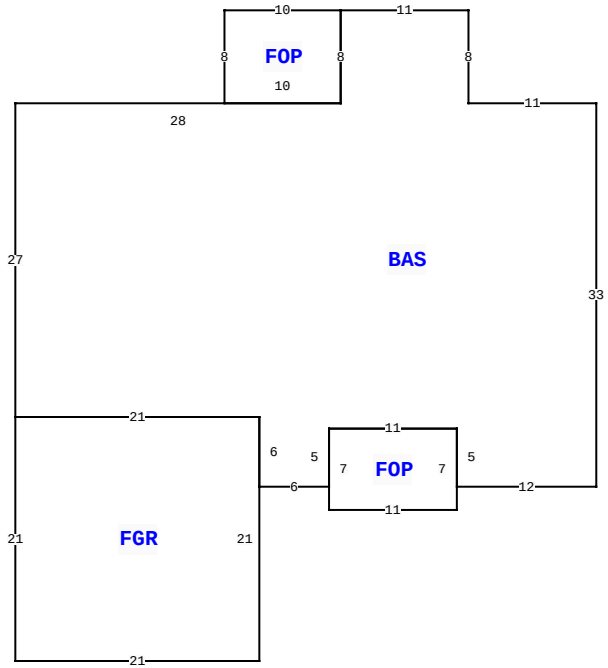
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,557	100		1,557	184,568
FGR	441	55		243	28,806
FOP	77	30		23	2,726
FOP	80	30		24	2,845
TOTALS	2,155			1,847	218,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,847	110.2500	123.48	228,068	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1557 HX Base Yr 2022



234 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		218,945
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		255,865
SOH/AGL Deduction		29,888
ASSESSED VALUE		225,977
TOTAL EXEMPTION VALUE	HX HB 13	225,977
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		255,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40719	SFR	0	10/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1223	9/15/2021	WD	Q	I	01	273,000
GRANTOR: 386 DEVELOPMENT LLC						
GRANTEE: OAKLEY DANIEL						
1402/2069	1/06/2020	WD	Q	V	05	160,000
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: 386 DEVELOPEMENT LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-20] W11 N8 W11 S8 W28 S27 E21 S6 E6 N5 E11 S5 E12 N33 $
FGR=[ORIG=-50,7] E21 S21 W21 N21 $
FOP=[ORIG=-32,-28] E10 S8 W10 N8 $
FOP=[ORIG=-23,8] E11 S7 W11 N7 $
.

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							

REVIEW DATE 05/15/2023 BY JB Total Acres: 0.25 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/27/2025 BY SYS