LOT 26 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1402-

ZIEGAUS DEANZA C
147 NW GOBBLER DR
LAKE CITY, FL 32055

2026

23-3S-16-02279-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

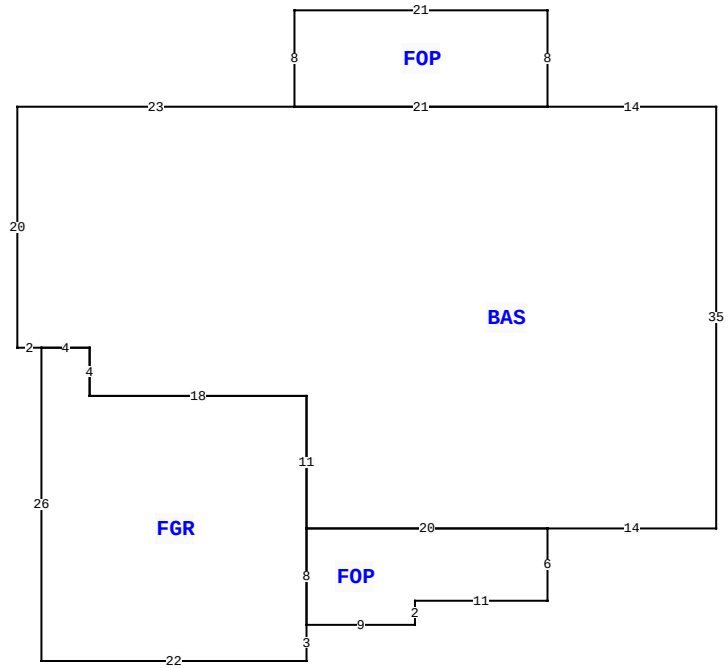
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	07	07
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	1,742	100		1,742	232,520
FGR	500	55		275	36,707
FOP	138	30		41	5,473
FOP	168	30		50	6,674
TOTALS	2,548			2,108	281,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	124.1460	139.04	293,096	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1742 HX Base Yr 2022



147 NW GOBBLER DR, 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		281,372
TOTAL MARKET OB/XF VALUE		2,304
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		318,676
SOH/AGL Deduction		78,590
ASSESSED VALUE		240,086
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		184,364
TOTAL JUST VALUE		318,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041690	New Residential C	165,000	06/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/2773	12/16/2021	WD	Q	I	01	294,600
GRANTOR: 386 DEVELOPEMENT LLC						
GRANTEE: ZIEGAUS DEANZA C						
1402/2069	1/06/2020	WD	Q	V	05	160,000
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: 386 DEVELOPEMENT LL						

BUILDING NOTES

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	768.00	UT	3.00	3.00	100	2022	2021		100	2,304	

BUILDING DIMENSIONS

BAS=[ORIG=50,11] S20 E2 E4 S4 E18 S11 E20 E14 N35 W14 W21 W23 $
FGR=[ORIG=52,31] S26 E22 N3 N8 N11 W18 N4 W4 $
FOP=[ORIG=74,46] S8 E9 N2 E11 N6 W20 $
FOP=[ORIG=73,3] S8 E21 N8 W21 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,304

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: 0.29 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/24/2025 BY SYS