

LOT 28 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2066, WD 1435-

FISH RICHARD L/FISH DONNA K
171 NW GOBBLER DR
LAKE CITY, FL 32055

2026

23-3S-16-02279-128



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	00	N/A 50
Interior Floor	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 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	1,736	100	2023	1,736	213,302
FGR	648	55	2023	356	43,742
FOP	138	30	2023	41	5,037
FOP	176	30	2023	53	6,513
TOTALS	2,698			2,186	268,594

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	520.00	UT	3.00	3.00	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	1,200.00	1,200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0100	C	SFR	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,186	113.1020	126.67	276,901	2022	2022	0	0	3.00	97.00
1 SINGLE FAM 100% - 2023 Heated Area: 1736 HX Base Yr 2023											
171 NW GOBBLER DR, LAKE CITY											

TOTAL OB/XF											
28,828											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		268,594	
TOTAL MARKET OB/XF VALUE		28,828	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		332,422	
SOH/AGL Deduction		10,373	
ASSESSED VALUE		322,049	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		271,327	
TOTAL JUST VALUE		332,422	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,740	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044837	Swimming Pool and	45,000	08/15/2022
000042326	New Residential C	150,000	07/14/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1464/1992	4/19/2022	WD	Q	I	01	312,000	
GRANTOR: MAIN BLVD RENTAL LLC							
GRANTEE: FISH RICHARD L							
1435/2338	4/22/2021	WD	U	V	30	100	
GRANTOR: RUSSELL TIMOTHY L							
GRANTEE: MAIN BLVD RENTAL LL							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=80,20] W7 N9 W8 N6 W28 S11 W16 S24 E59 N20 \$											
FGR=[YR=2023;ORIG=80,20] E27 S24 W27 N24 \$											
FOP=[YR=2023;ORIG=21,5] E16 S11 W16 N11 \$											
FOP=[YR=2023;ORIG=79,5] W14 S6 E8 S9 E6 N15 \$											