LOT 31 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, 1438-188

WEISSENBORN DONNA M
199 NW TURKEY CREEK WAY
LAKE CITY, FL 32055

**2026**

23-3S-16-02279-131

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

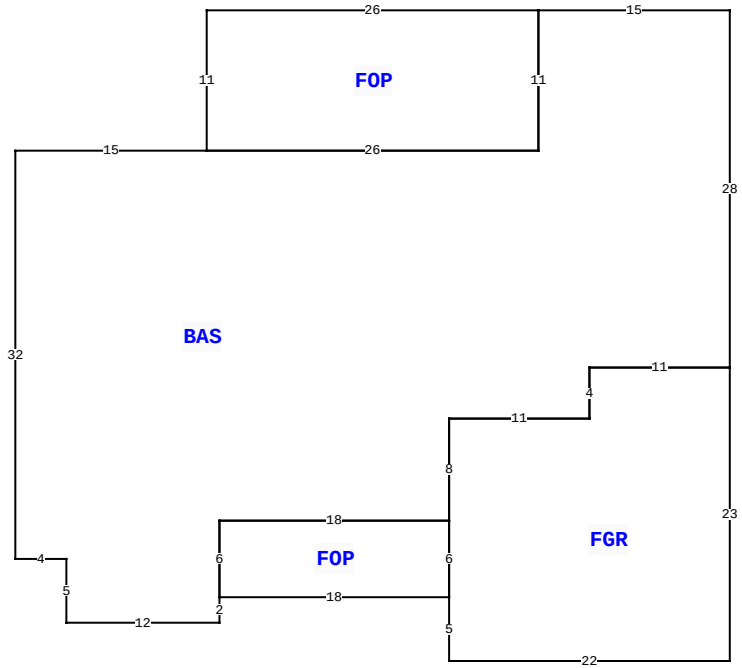
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,677 | 100 | | 1,677 | 215,553 |
| FGR | 462 | 55 | | 254 | 32,648 |
| FOP | 108 | 30 | | 32 | 4,113 |
| FOP | 286 | 30 | | 86 | 11,054 |
| TOTALS | 2,533 | | | 2,049 | 263,367 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,049 | 119.5425 | 133.89 | 274,341 | 2021 | 2021 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1677 HX Base Yr 2022




199 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 | | 263,367 |
| TOTAL MARKET OB/XF VALUE | | 2,670 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 301,037 |
| SOH/AGL Deduction | | 35,901 |
| ASSESSED VALUE | | 265,136 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 105,722 |
| BASE TAXABLE VALUE | | 159,414 |
| TOTAL JUST VALUE | | 301,037 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 303,781 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000040659 | New Residential C | 150,000 | 04/22/2021 |
| 40659 | SFR | 0 | 10/01/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1484/1488 | 2/13/2023 | WD | U | I | 11 | 100 |
| GRANTOR: WEISSENBORN DONNA M T | | | | | | |
| GRANTEE: WEISSENBORN DONNA M | | | | | | |
| 1484/1486 | 2/13/2023 | LE | U | I | 14 | 0 |
| GRANTOR: WEISSENBORN DONNA M ( | | | | | | |
| GRANTEE: WEISSENBORN AARON W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=60,20] S32 E4 S5 E12 N2 N6 E18 N8 E11 N4 E11 N28 W15 S11 W26 W15 $
FOP=[ORIG=75,9] S11 E26 N11 W26 $
FGR=[ORIG=94,41] S8 S6 S5 E22 N23 W11 S4 W11 $
FOP=[ORIG=76,49] S6 E18 N6 W18 $
.

## 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 | 890.00 | UT | 3.00 | 3.00 | 100 | 2022 | 2021 | | 100 | 2,670 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,670

| 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 10/24/2025 BY SYS