LOT 32 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1434-

RASMUSSEN GLENN/RASMUSSEN TERRI
179 NW TURKEY CREEK WAY
LAKE CITY, FL 32055

2026

23-3S-16-02279-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

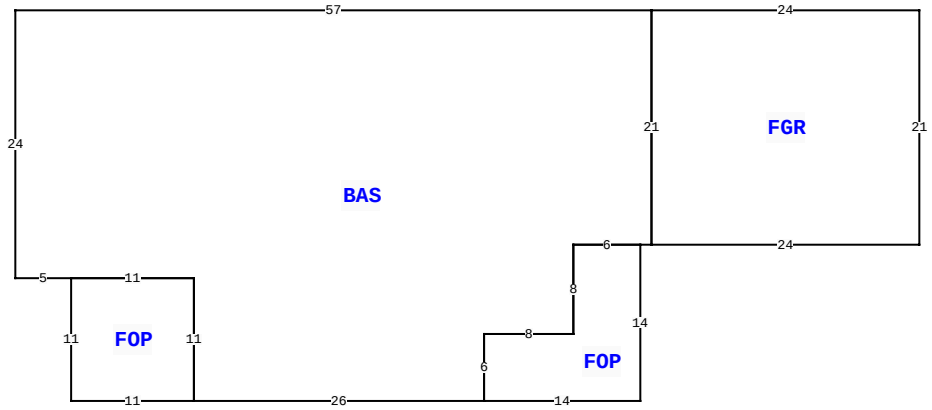
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,673	100		1,673	179,853
FGR	504	55		277	29,778
FOP	121	30		36	3,870
FOP	132	30		40	4,300
TOTALS	2,430			2,026	217,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,026	118.5030	132.72	268,891	2021	2021	15	0	0	4.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1673 HX Base Yr 2022



179 NW TURKEY CREEK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		217,802
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		247,302
SOH/AGL Deduction		124,565
ASSESSED VALUE		122,737
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		22,015
TOTAL JUST VALUE		247,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39638	SFR	0	04/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/815	4/02/2021	WD	Q	I	01	267,700
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: RASMUSSEN GLENN						
1402/2049	1/06/2020	WD	U	V	16	544,000
GRANTOR: FAISAL FAMILY INVESTM						
GRANTEE: WOODBOROUGH NORTH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-10,-20] S24 E5 E11 S11 E26 N6 E8 N8 E6 E1 N21 W57 $
FOP=[ORIG=-5,4] S11 E11 N11 W11 $
FOP=[ORIG=32,9] S6 E14 N14 W6 S8 W8 $
FGR=[ORIG=47,-20] S21 E24 N21 W24 $
.

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	500.00	UT	3.00	3.00	100	2022	2021		100	1,500	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2021		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0.70	35,000.00	24,500.00	24,500							

REVIEW DATE 05/15/2023 BY JB Total Acres: 0.25 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 10/24/2025 BY SYS