

LOT 33 TURKEY CREEK UNIT 1 S/D.
WD 1402-2044 THRU 2051, WD 1434-

MILLIMAN TERRY LYN JR
119 NW KRISTIN DR
LAKE CITY, FL 32055

2026

23-3S-16-02279-133

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	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

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	1,665	100		1,665	219,927
FGR	577	55		317	41,872
FOP	143	30		43	5,680
FOP	168	30		50	6,604
TOTALS	2,553			2,075	274,083

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	1,236.00	UT	2.25	2.25	
2	0280	POOL R/CON	0	100	12	20	240.00	UT	70.00	70.00	
3	0166	CONC, PAVMT	0	100	0	0	520.00	UT	3.00	3.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,075	124.1460	139.04	288,508	2020	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2023 Heated Area: 1665 HX Base Yr 2023											
119 NW KIRSTIN DR, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/03/2025 MLU											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		274,083			
TOTAL MARKET OB/XF VALUE		20,301			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		329,384			
SOH/AGL Deduction		11,537			
ASSESSED VALUE		317,847			
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		267,125			
TOTAL JUST VALUE		329,384			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		332,605			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045741	Swimming Pool and	66,234	10/21/2022
39640	SFR	0	04/21/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1472/886	8/01/2022	WD Q	I	01	
GRANTOR: DUCKETT BRANTLEY S					
GRANTEE: MILLIMAN TERRY LYN					
1434/629	4/02/2021	WD Q	I	01	
GRANTOR: EAGLE THOMAS H MANAGI					
GRANTEE: DUCKETT BRANTLEY S					

BUILDING NOTES											
BAS=[ORIG=80,51] E16 S3 E7 S7 E8 S3 E22 N3 E12 N32 W13 S2 S8 W21 N8 W31 S20 \$											
FGR=[ORIG=80,51] S26 E23 N23 W7 N3 W16 \$											
FOP=[ORIG=111,31] S8 E21 N8 W21 \$											
FOP=[ORIG=111,64] S8 E11 N3 E11 N5 W22 \$											

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