COMM AT INTERS OF EAST LINE OF S
R/W OF CSX RR, RUN N 505.28 FT,
FOR POB, SW 280.14 FT, SW 225.08

TURBEVILLE RON W/TURBEVILLE JANICE L
P O BOX 830
LAKE CITY, FL 32056-0830

2026

26-3S-16-02305-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

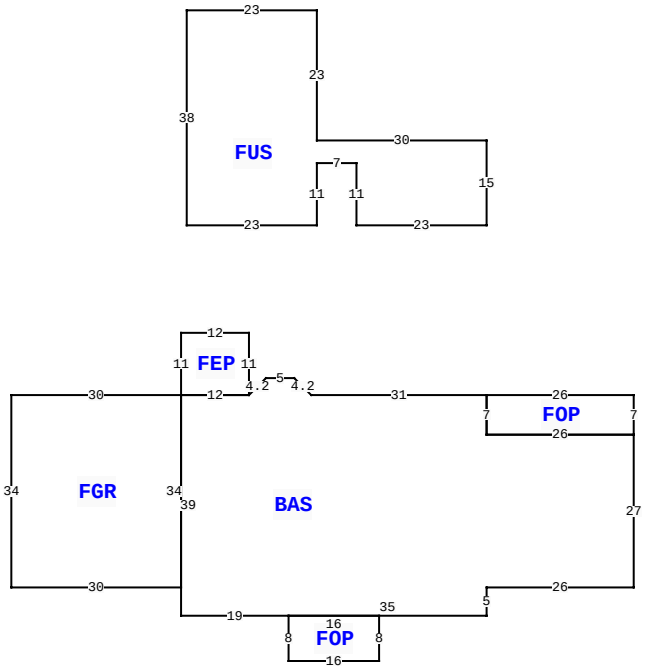
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,832	100		2,832	377,350
FEP	132	80		106	14,124
FGR	1,020	55		561	74,750
FOP	128	30		38	5,063
FOP	182	30		55	7,328
FUS	1,247	100		1,247	166,157
TOTALS	5,541			4,839	644,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,839	158.6212	177.66	859,697	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 4079 HX Base Yr 2001



356 NW PRIMITIVE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		644,773
TOTAL MARKET OB/XF VALUE		26,545
TOTAL LAND VALUE - MARKET		96,825
TOTAL MARKET VALUE		687,856
SOH/AGL Deduction		267,507
ASSESSED VALUE		420,349
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		369,627
TOTAL JUST VALUE		768,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		776,740

SALE:5:1: 13.31 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050060	Roof Replacement	29,000	06/06/2024
16741	SFR	565	03/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1864	3/30/2023	WD	U	V	11	100
GRANTOR: TURBEVILLE RON W REVO						
GRANTEE: TURBEVILLE RON W						
1356/0367	2/28/2018	WD	U	V	11	100
GRANTOR: RON W TURBEVILLE						
GRANTEE: RONNIE W TURBEVILLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 U3 L3 W5 L3 D3 FEP= N11 W12 S11 E12$ W12 FGR= W30 S34 E30 N34$ S39 E19 FOP= S8 E16 N8 W16$ E35 N5 E26 N27 FOP= N7 W26 S7 E26$ W26 N7$ PTR= N30 FUS= N15 W30 N23 W23 S38 E23 N11 E7 S11 E23$ S30$.

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2000	2000	3	100	2,750	
2	0166	CONC,PAVMT	0	100	0	0	7,775.00	UT	1.50	1.50	100	2000	2000	3	100	11,663	
3	0030	BARN,MT	0	100	24	24	1,152.00	UT	7.50	7.50	100	2000	2000	3	100	8,640	
4	0060	CARPORT F	0	100	24	24	576.00	UT	4.50	4.50	100	2009	2009	3	100	2,592	
5	0120	CLFENCE 4	0	100	15	18	120.00	UT	7.50	7.50	100	2009	2009	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 26,545

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	8.31	AC		1.00	1.00	1.00	445.00	445.00	3,698							
3	6200	A	PASTURE 3	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	11.31	AC		1.00	1.00	1.00	7,500.00	7,500.00	84,825							

REVIEW DATE 07/18/2024 BY jerry Total Acres: 13.31 Total Land Value: 16,538 Market: 84,825 Agricultural: 4,538 Common: 12,000 PRINTED 10/10/2025 BY SYS