COMM SW COR OF NW1/4, RUN E 35.0
TURNER RD, N ALONG R/W 1047.07 F
N 169.39 FT, E 155.02 FT, SE 6 D

HAMILTON DAVID H
1259 NW TURNER AVE
LAKE CITY, FL 32055

2026

27-3S-16-02315-201

BUILDING CHARACTERISTICS

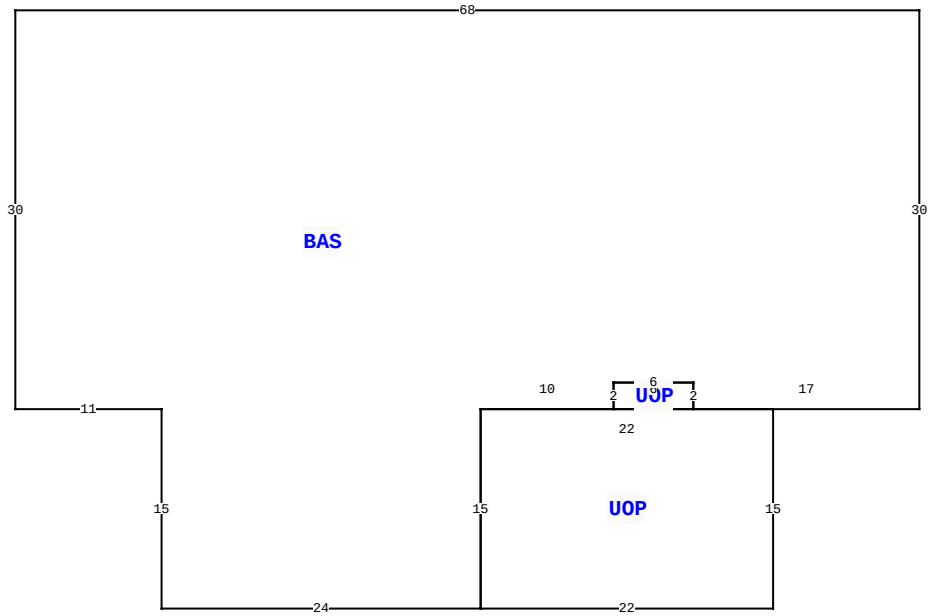
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,388	100		2,388	140,626
UOP	12	25		3	177
UOP	330	25		82	4,829
TOTALS	2,730			2,473	145,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,473	113.9000	107.07	264,784	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 2388 HX Base Yr 2023



1259 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,631
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		168,731
SOH/AGL Deduction		34,246
ASSESSED VALUE		134,485
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,763
TOTAL JUST VALUE		168,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26728	M H	560	02/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/57	12/30/2021	QC	U	I	11	100
GRANTOR: HAMILTON GARY A						
GRANTEE: HAMILTON DAVID H						
1285/0969	5/01/2014	QC	U	I	11	100
GRANTOR: MARY B HAMILTON						
GRANTEE: GARY A HAMILTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E11 S15 E24 UOP= E22 N15 W22 S15$ N15 E10 UOP= E6 N2 W6 S2$ N2 E6 S2 E17 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/28/2023 BY KS Total Acres: 0.62 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS