COMM SW COR OF NW1/4, RUN E 35.0
TURNER RD, N ALONG R/W 1216.46 F
N 145.01 FT, NE 84 DEG 139.70 FT

HAMILTON GARY A
1267 NW TURNER AVE
LAKE CITY, FL 32055

2026

27-3S-16-02315-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

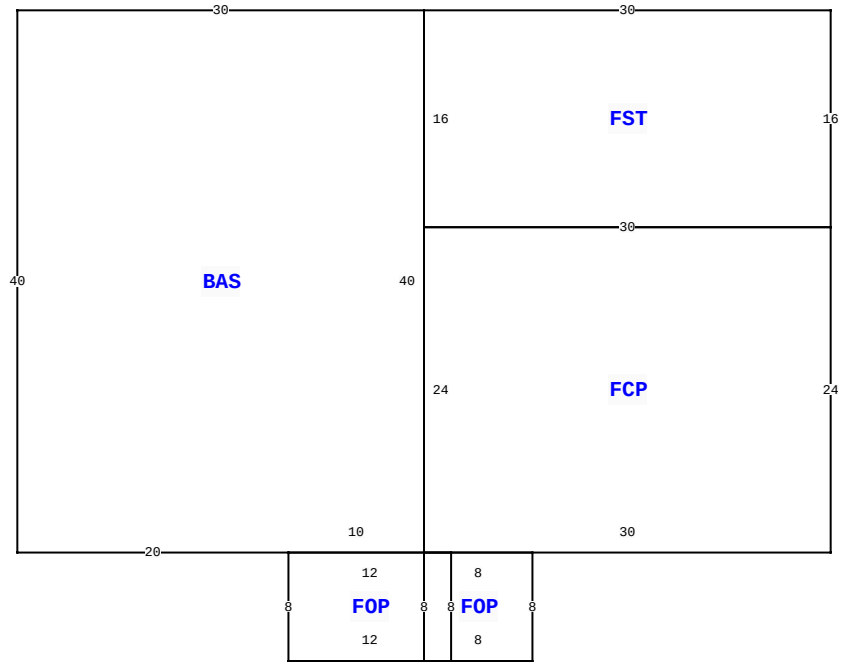
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,200	100		1,200	90,581
FCP	720	25		180	13,587
FOP	64	30		19	1,434
FOP	96	30		29	2,189
FST	480	55		264	19,928
TOTALS	2,560			1,692	127,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,692	103.6840	116.13	196,492	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1200 HX Base Yr 2018



1285 NW TURNER AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		127,720
TOTAL MARKET OB/XF VALUE		5,188
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		151,408
SOH/AGL Deduction		80,523
ASSESSED VALUE		70,885
TOTAL EXEMPTION VALUE	HX HB	45,885
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		151,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1285/0971	5/01/2014	QC	U	I	11	100
GRANTOR: MARY D HAMILTON						
GRANTEE: GARY A HAMILTON						
1232/0947	3/30/2012	WD	U	I	30	14,000
GRANTOR: GARY HAMILTON						
GRANTEE: MARY B HAMILTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S40 E20 FOP= S8 E12 N8 W12$ E10 FOP= S8 E8 N8 W8$
N40$ FST= S16 FCP= S24 E30 N24 W30$ E30 N16 W30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1955	1955	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	145.00	UT	7.50	7.50	100	2007	2007	3	100	1,088	
3	0166	CONC,PAVMT	0	100	0	0	1,000.00	UT	3.00	3.00	100	2007	2007	3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,188

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	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: 0.52 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS