LOT 6 TURNER MEADOWS S/D.
504-315, WD 1175-844, WD 1326-14

GERHARDT JESSICA DAWN
6068 SANCTUARY GARDEN BLVD
PORT ORANGE, FL 32128

2026

27-3S-16-02317-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

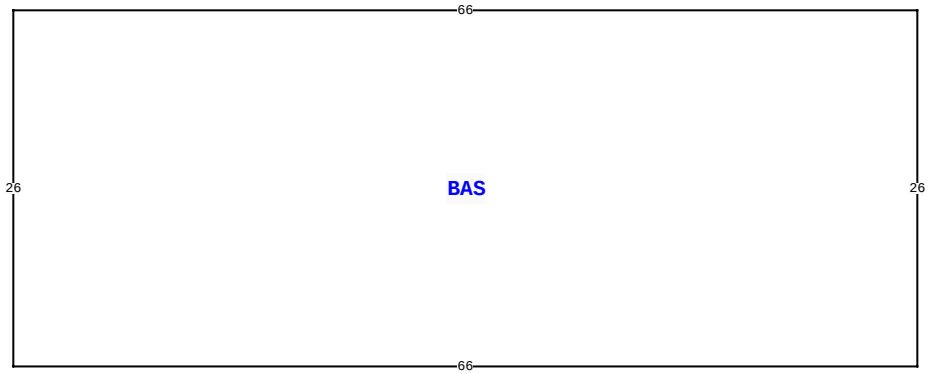
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	102,648
TOTALS	1,716			1,716	102,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,716	115.7000	108.76	186,632	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1716 HX Base Yr



303 NW KENMORE GLN, 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	102,648
TOTAL MARKET OB/XF VALUE	9,800
TOTAL LAND VALUE - MARKET	15,725
TOTAL MARKET VALUE	128,173
SOH/AGL Deduction	27,465
ASSESSED VALUE	100,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,708
TOTAL JUST VALUE	128,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34791	M H	689	12/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1365/0715	7/18/2018	LE	U	I	14	100
GRANTOR: SCOTT PARK INC						
GRANTEE: DARYL W SCOTT(LIFE						
1326/0148	11/11/2016	WD	Q	V	01	11,000
GRANTOR: JAMES CALVIN STEPHENS						
GRANTEE: SCOTT PARK INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S26 E66 N26$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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	0			0.00	0.00	1.00	LT		1.00	1.00	0.85	18,500.00	15,725.00	15,725							

REVIEW DATE 03/16/2023 BY KS Total Acres: 1.04 Total Land Value: 15,725 Market: 0 Agricultural: 0 Common: 15,725 PRINTED 11/18/2025 BY SYS