LOT 7 TURNER MEADOWS S/D.
472-246, 793-1325, QC 1173-563,

BECK C BREN/BECK EVELYN R
337 NW KENMORE GLEN
LAKE CITY, FL 32055

2026

27-3S-16-02317-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

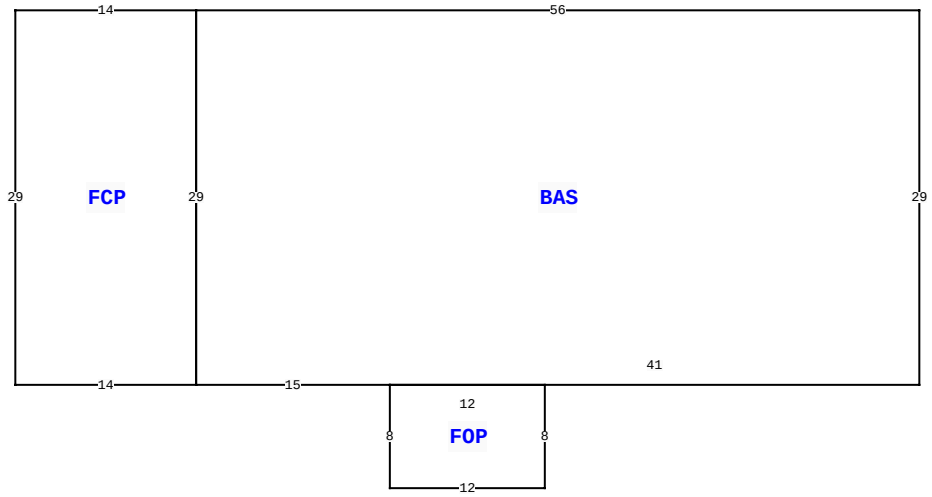
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,624	100		1,624	116,897
FCP	406	25		102	7,342
FOP	96	30		29	2,087
TOTALS	2,126			1,755	126,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,755	98.8722	110.74	194,349	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1624 HX Base Yr 2018



337 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		126,327
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		146,377
SOH/AGL Deduction		80,661
ASSESSED VALUE		65,716
TOTAL EXEMPTION VALUE	HX HB	40,716
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,377

SALE:1:1: LOT 7 TURNER MEADOWS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/2293	8/31/2017	WD	U	I	18	56,500
GRANTOR: FEDERAL NATINAL MORTG						
GRANTEE: C BRENT & EVELYN R						
1332/1168	2/22/2017	CT	U	I	18	0
GRANTOR: CLERK OF COURT (JAMES						
GRANTEE: FEDERAL NATINAL MOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FCP= W14 S29 E14 N29$ S29 E15 FOP= S8 E12 N8 W12$ E41 N29$.

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	14	22	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2023 BY KS Total Acres: 1.09 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS