LOT 9 TURNER MEADOWS S/D.
432-231, 598-737, 705-452, AG 71

KURZ PAMELA J/KURZ BENJAMIN T
302 NW KENMORE GLN
LAKE CITY, FL 32055

2026

27-3S-16-02317-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

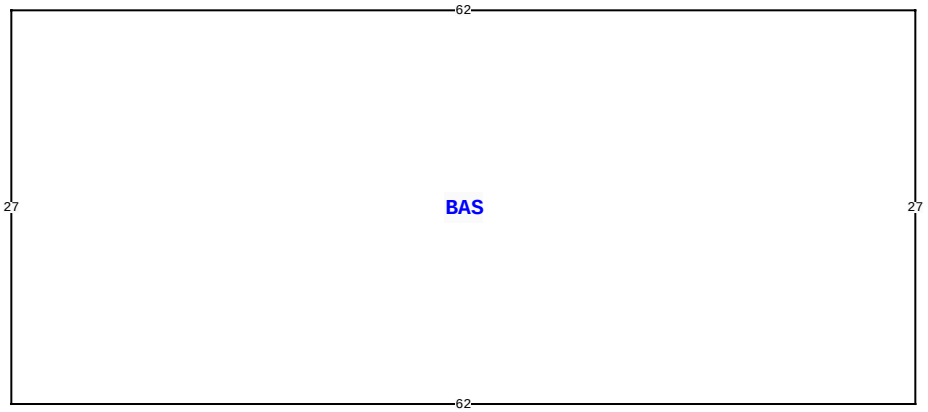
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,674	100		1,674	45,760
TOTALS	1,674			1,674	45,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	113.9000	68.34	114,401	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2016 Heated Area: 1674 HX Base Yr 2016



302 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		45,760
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		72,560
SOH/AGL Deduction		27,984
ASSESSED VALUE		44,576
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,576
TOTAL JUST VALUE		72,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,560

SALE:2:1: 2 PARCELS

XFOB:1:1: FLEETWOOD MH

SALE:1:1: LOT 9 TURNER MEADOWS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/2415	10/14/2014	QC	U	I	11	100

GRANTOR: MERLE E & SARIAN VUNK

GRANTEE: PAMELA J & BENJAMIN

0952/1930	5/03/2002	WD	Q	I	01	100

GRANTOR: SWITZER

GRANTEE: MERLE & SARIAN VUNK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E62 N27$.

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	1994	1994	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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		00	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: 1.02 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS