COMM SW COR OF SEC, N 2641.93 FT
R/W OF TURNER RD & POB, CONT E 1
264.55 FT, W 1342.18 FT TO SAID

RUSHMORE PROPERTIES, LLC
175 NW AMENITY CT
LAKE CITY, FL 32055

2026

27-3S-16-02318-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1021 NW TURNER AVE 1A, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	242,400
TOTAL MARKET VALUE	242,400
SOH/AGL Deduction	144,632
ASSESSED VALUE	97,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,768
TOTAL JUST VALUE	242,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053879	Right-of-Way Acce		08/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1138	10/17/2023	WD	Q	V	01	207,000
GRANTOR: HILTNER CODY M						
GRANTEE: RUSHMORE PROPERTIES						
1501/1135	10/17/2023	QC	U	V	11	100
GRANTOR: GILBAR HOLDINGS LLC						
GRANTEE: HILTNER CODY M						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0					8.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	242,400							

REVIEW DATE 10/31/2023 BY TP Total Acres: 8.08 Total Land Value: 242,400 Market: 0 Agricultural: 0 Common: 242,400 PRINTED 11/07/2025 BY SYS