THE N1/2 OF THE N 169.4 FT OF
THE FOLLOWING: BEG SW COR OF
SEC, RUN N 660.49 FT, E 258.29

FORD JESSICA N
661 NW TURNER AVE
LAKE CITY, FL 32055

2026

27-3S-16-02325-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

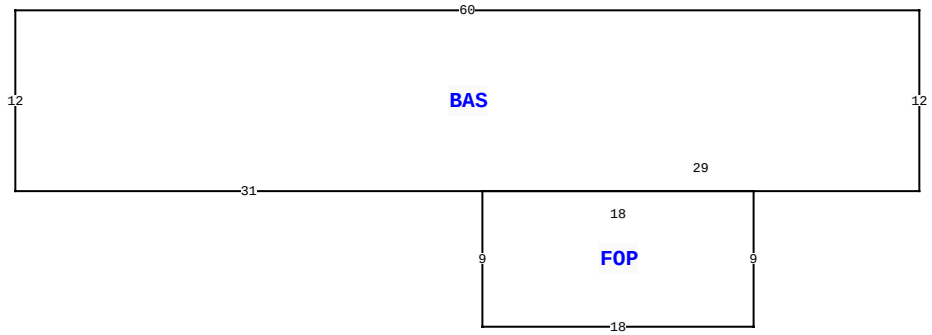
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
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	720	100		720	11,664
FOP	162	30		49	794
TOTALS	882			769	12,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	769	67.5000	40.50	31,144	1971	1971	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 720 HX Base Yr



661 NW TURNER AVE, 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	12,458
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,500
TOTAL MARKET VALUE	18,958
SOH/AGL Deduction	0
ASSESSED VALUE	18,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,958
TOTAL JUST VALUE	18,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

LAND:2:1: DOR 1994

BLDG:1:1: AZALEA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1406/1061	2/21/2020	WD	U	V	37	30,000
GRANTOR: JOHN J & BARBARA C KN						
GRANTEE: JESSICA N FORD						
1081/1206	4/24/2006	WD	Q	V	01	100
GRANTOR: ED SANDERS (AKA) WILL						
GRANTEE: WILLIAM E SR & BREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E31 FOP= S9 E18 N9 W18$ E29 N12$.

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	0200	C	MBL HM	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	6,500							

REVIEW DATE 03/16/2023 BY KS Total Acres: 0.50 Total Land Value: 6,500 Market: 0 Agricultural: 0 Common: 6,500 PRINTED 09/09/2025 BY SYS