LOT 12 BLOCK A COUNTRY LANE
ESTATES S/D. ORB 755-1857,
766-1691, 854-786,

MORGAN TIMOTHY T
P O BOX 1251
LAKE CITY, FL 32056-1251

**2026**

**28-2S-16-01771-112**

## 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 | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |

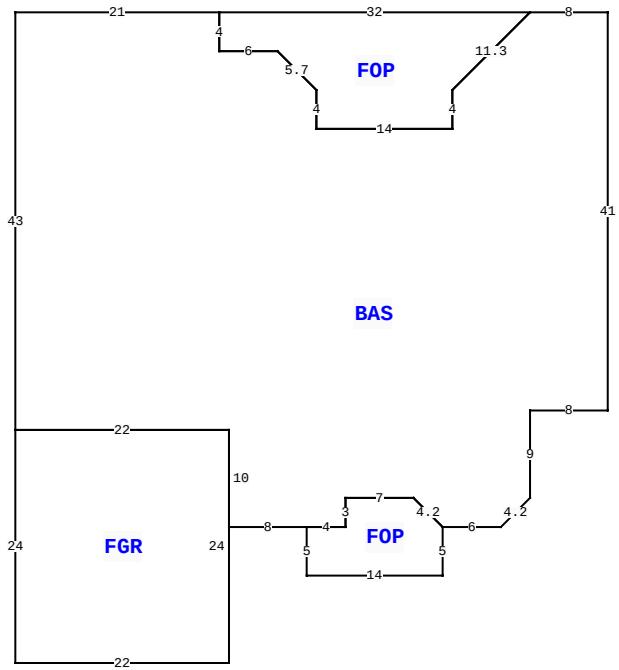
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 28216.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,639 | 100 | | 2,639 | 288,805 |
| FGR | 528 | 55 | | 290 | 31,736 |
| FOP | 96 | 30 | | 29 | 3,173 |
| FOP | 248 | 30 | | 74 | 8,098 |
| TOTALS | 3,511 | | | 3,032 | 331,814 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,032 | 119.1645 | 133.46 | 404,651 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 2639 HX Base Yr 2008




102 NW TURKEY TROT GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 331,814 |
| TOTAL MARKET OB/XF VALUE | | 2,050 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 378,864 |
| SOH/AGL Deduction | | 134,617 |
| ASSESSED VALUE | | 244,247 |
| TOTAL EXEMPTION VALUE | HX HB VX 13 | 244,247 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 378,864 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 382,910 |

SALE:1:1: LOT 12, BLK A, COUNTRY LANE ESTATES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23716 | SFR | 759 | 10/14/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0766/1691 | 4/01/1992 | WD | Q | V | | 12,995 |

GRANTOR: RODGERS-WOODLAND
GRANTEE: TIMOTHY MORGAN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 FOP= W32 S4 E6 D4 R4 S4 E14 N4 R8 U8 $ D8 L8 S4 W14 N4 L4 U4 W6 N4 W21 S43 FGR= S24 E22 N24 W22$ E22 S10 E8 FOP= S5 E14 N5 U3 L3 W7 S3 W4$ E4 N3 E7 R3 D3 E6 R3 U3 N9 E8 N41$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 500.00 | UT | 2.50 | 2.50 | 100 | 2007 | 2007 | 3 | 100 | 1,250 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 200 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,050

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2025 BY SYS