

BISPHAM JOHN M
1420 NW TURNER AVE
LAKE CITY, FL 32055

28-3S-16-02363-003

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05	AVERAGE 80			
Exterior Wall	32	HARDIE BRD 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 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	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	28316.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	31,148
FOP	260	35		91	2,109
TOTALS	1,604			1,435	33,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,435	96.5700	57.94	83,144	1985	1985	0	0	60.00	40.00
1 MOBILE HME		100% - 2007	Heated Area: 1344		HX Base Yr 2007						

BAS

FOP

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		33,258
TOTAL MARKET OB/XF VALUE		1,640
TOTAL LAND VALUE - MARKET		16,330
TOTAL MARKET VALUE		51,228
SOH/AGL Deduction		18,103
ASSESSED VALUE		33,125
TOTAL EXEMPTION VALUE		25,000
BASE TAXABLE VALUE		8,125
TOTAL JUST VALUE		51,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,228

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0960/0847	8/02/2002	WD	Q	I		17,000
GRANTOR: LLOYD ADAMS						
GRANTEE: JOHN BISPHAM						
0956/1418	6/21/2002	QC	Q	I	01	5,000
GRANTOR: COLUMBIA CO BANK						
GRANTEE: LLOYD ADAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E28 FOP= S10 E26 N10 W26\$ E28 N24\$.

EXTRA FEATURES

L N	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	0060	CARPORT F	0 100	19	20	380.00	UT	3.00	3.00	100	2017	2017	3	100	1,140	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
TOTAL OB/XF 1,640																

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF/MH	0 00	0 00	1.42	AC		1.00	1.00	1.00	11,500.00	11,500.00	16,330							

REVIEW DATE 03/08/2023 BY KS

Total Acres: 1.42 Total Land Value: 16,330 Market: 0 Agricultural: 0 Common: 16,330 PRINTED 11/10/2025 BY SYS