

S1/2 OF N1/2 OF SE1/4 OF SE1/4 0
502-19, 825-1353,834-728, 907-11

IRVING ANGELA GAYLE/ZAMARRON GUADALUPE SAAVEDRA
1114 NW TURNER AVE
LAKE CITY, FL 32055

2025

28-3S-16-02365-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06

NEIGHBORHOOD/LOC	28316.00	1.00/
------------------	----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	87,471
FOP	15	30		4	240
FOP	136	30		41	2,463
FOP	208	30		62	3,725
FUS	884	100		884	53,107
UOP	572	20	2024	114	6,849
UST	557	45		251	15,079
TOTALS	3,828			2,812	168,935

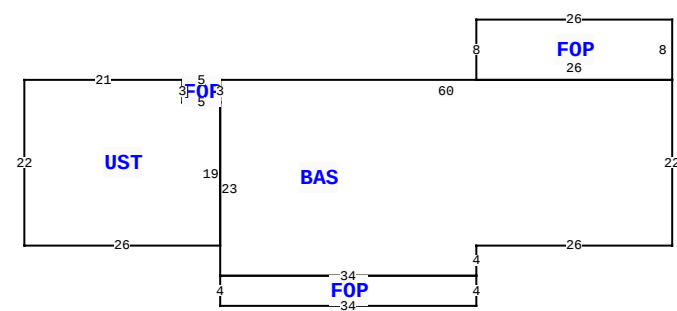
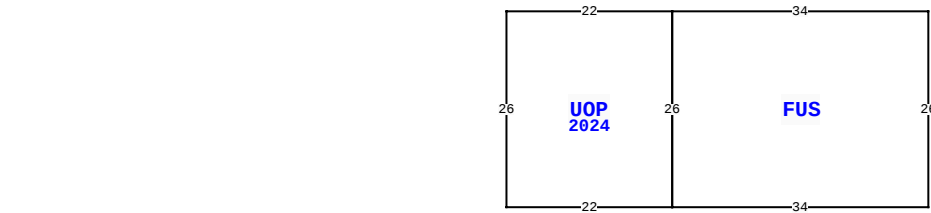
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	1,500
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
3	0021	BARN, FR AE	0	100	0	0		1.00	UT 0.00	0.00	50	0	0	3	50	1,500
4	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	800
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	500

LAND DESCRIPTION			TOTAL OB/XF 5,500													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	8,000.00	8,000.00

REVIEW DATE	10/06/2023	BY	TP
-------------	------------	----	----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,812	97.5240	109.23	307,155	1976	1980	0	0	10	35.00	55.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2340 HX Base Yr 2024												



1114 NW TURNER AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,935
TOTAL MARKET OB/XF VALUE		5,500
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		194,435
SOH/AGL Deduction		40,636
ASSESSED VALUE		153,799
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,077
TOTAL JUST VALUE		194,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042369	Roof Replacement	10,480	07/20/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1493/2405	6/28/2023	WD	Q	I	01	329,500	

GRANTOR: USCILA JOSEPH							
GRANTEE: IRVING ANGELA GAYLE							
1476/1719	9/28/2022	WD	U	I	19	193,000	
GRANTOR: LEONARD PATRICIA A							
GRANTEE: USCILA JOSEPH							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS=[ORIG=0,0] W60 S3 S23 E34 N4 E26 N22 \$							
FUS=[ORIG=0,-20] N26 E34 S26 W34 \$							
UST=[ORIG=-60,3] W5 N3 W21 S22 E26 N19 \$							
FOP=[ORIG=0,0] N8 W26 S8 E26 \$							
FOP=[ORIG=-60,26] S4 E34 N4 W34 \$							
FOP=[ORIG=-60,0] W5 S3 E5 N3 \$							
PTR=[ORIG=0,0] N20 S20 \$							
UOP=[YR=2024;ORIG=0,-20] W22 N26 E22 S26 \$							