

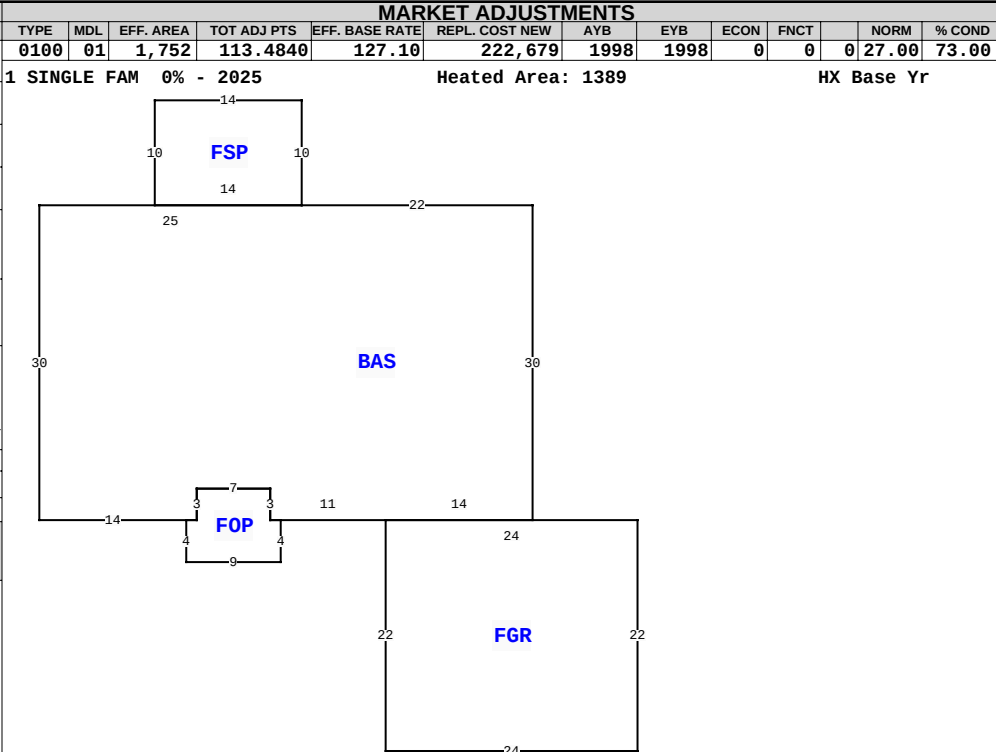
LOT 5 OAK HAMLET S/D.
836-145, 879-219, 903-2427,2430,

NAIL JOHN D JR REVOCABLE LIVING TRUST/NAIL ASENATH
1280 NW TURNER AVE
LAKE CITY, FL 32055

2026

28-3S-16-02365-105

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.070 1.00/	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,389	100		1,389	128,876
FGR	528	55		290	26,907
FOP	57	30		17	1,578
FSP	140	40		56	5,196
TOTALS	2,114			1,752	162,556

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	0	2,020.00	UT	1.50	1.50
2	0120	CLFENCE	4	0	0	432.00	UT	4.50	4.50

1280 NW TURNER AVE, LAKE CITY				XF DATE				LAND DATE		04/21/2023	MLU
				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
2,020.00	UT	1.50	1.50	100	1998	1998	3	100	3,030		
432.00	UT	4.50	4.50	70	1993	1993	3	70	1,361		

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		162,556	
TOTAL MARKET OB/XF VALUE		4,391	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		185,447	
SOH/AGL Deduction		0	
ASSESSED VALUE		185,447	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		185,447	
TOTAL JUST VALUE		185,447	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		187,673	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046681	Roof Replacement	15,300	03/08/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0879/0219	4/20/1999	WD	Q	I	
GRANTOR: TIMMONS					SALE PRICE
GRANTEE: NAIL					81,500

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS= W22 FSP= N10 W14 S10 E14\$ W25 S30 E14 FOP= S4 E9 N4 W1 N3 W7 S3 W1\$ E1 N3 E7 S3E11 FGR= S22 E24 N22 W24\$ E14N30\$.