PRCL 1 OF GIEBEIG-DUCE UNR: COMM
SW COR OF NE1/4 OF SE1/4 BEING A
TURNER RD, N 1125 FT FOR POB, W

PHLC HOLDINGS, LLC
1474 SW MANDIBA DR
LAKE CITY, FL 32024

2026

28-3S-16-02366-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

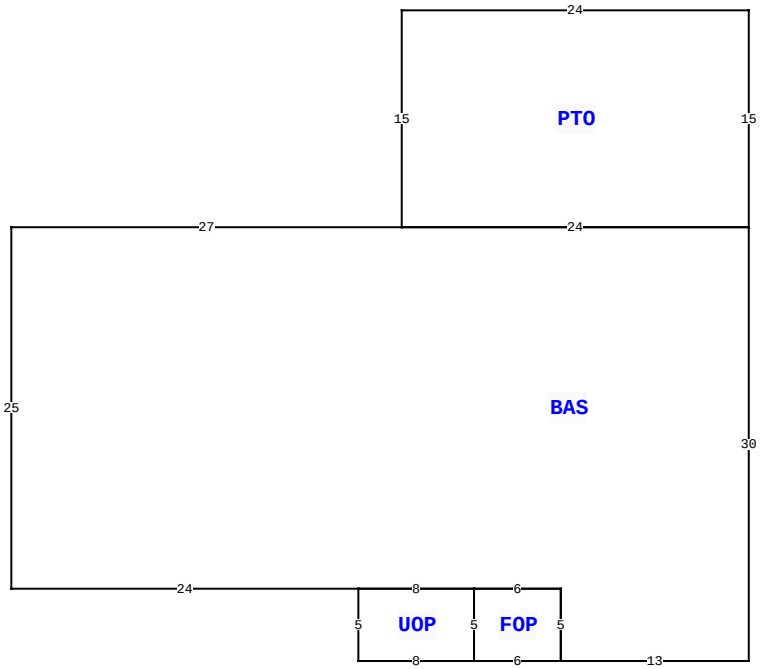
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100		1,340	112,185
FOP	30	30		9	753
PTO	360	5		18	1,507
UOP	40	20		8	670
TOTALS	1,770			1,375	115,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	115.0000	128.80	177,100	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1340 HX Base Yr



1024 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,115
TOTAL MARKET OB/XF VALUE	7,560
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	135,675
SOH/AGL Deduction	0
ASSESSED VALUE	135,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,675
TOTAL JUST VALUE	135,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28564	MAINT/ALTR	25	05/13/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/2789	3/01/2023	WD	Q	I	01	145,000
GRANTOR: JOHNSON DARRYL K						
GRANTEE: PHLC HOLDINGS, LLC						
1353/1213	2/08/2018	QC	U	I	11	24,700
GRANTOR: SHEILA ANN JOHNSON						
GRANTEE: DARRYL K, DAVID T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S25 E24 UOP= S5 E8 N5 W8$ E8 FOP= S5 E6 N5 W6$ E6 S5 E13 N30 PTO= N15 W24 S15 E24$ W24$.

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	0294	SHED WOOD/	0	0	14	30	420.00	UT	18.00	18.00	100	0	0	3	100	7,560	

LAND DESCRIPTION

TOTAL OB/XF 7,560

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	0		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 04/05/2023 BY ME Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 10/07/2025 BY SYS