COMM 1290.18 FT E OF SW COR OF N
WHICH IS W R/W OF TURNER RD, N 1
POB, W 275 FT, N 158.75 FT, E 27

WYMAN CATHERINE
840 NW TURNER AVE
LAKE CITY, FL 32055

2026

28-3S-16-02366-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

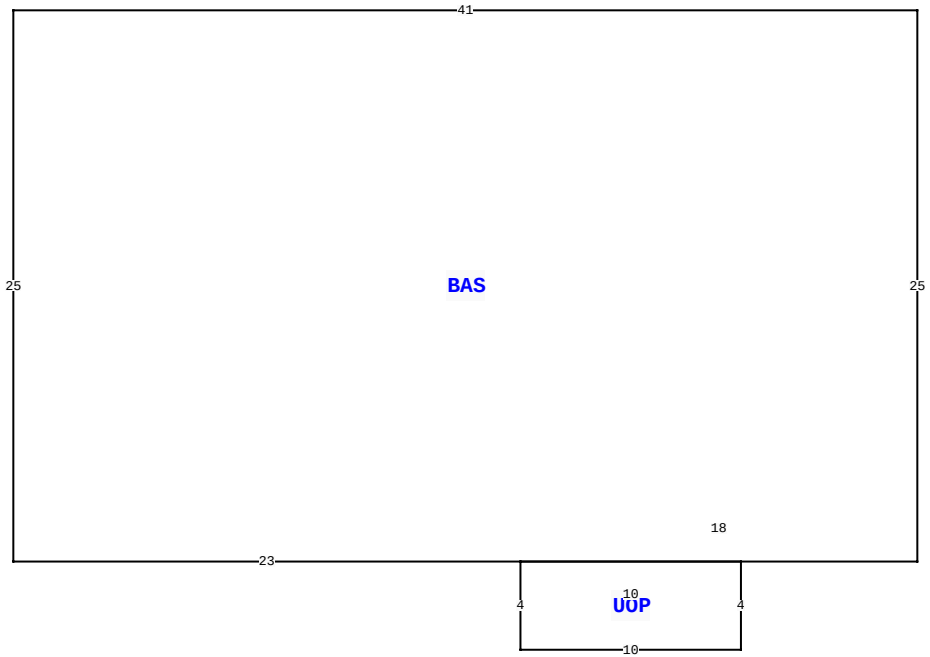
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,025	100		1,025	92,196
UOP	40	20		8	720
TOTALS	1,065			1,033	92,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,033	123.5520	138.38	142,947	1974	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1025 HX Base Yr 2023



840 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		92,916
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		112,016
SOH/AGL Deduction		213
ASSESSED VALUE		111,803
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,081
TOTAL JUST VALUE		112,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/2261	8/08/2022	LE	U	I	14	100
GRANTOR: WYMAN CATHERINE						
GRANTEE: WYMAN CATHERINE						
1471/1188	7/12/2022	WD	Q	I	01	125,000
GRANTOR: REED JOHN T						
GRANTEE: WYMAN CATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E23 UOP= S4 E10N4 W10$ E18 N25$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	10	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,100

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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 03/07/2023 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/20/2025 BY SYS