LOT 6 BLOCK 3 CAROLYN HEIGHTS S/
758-80, 773-1397, 797-1551, 815-

TURNER LINDA
P O BOX 646
LAKE CITY, FL 32056

2025

28-3S-17-05735-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

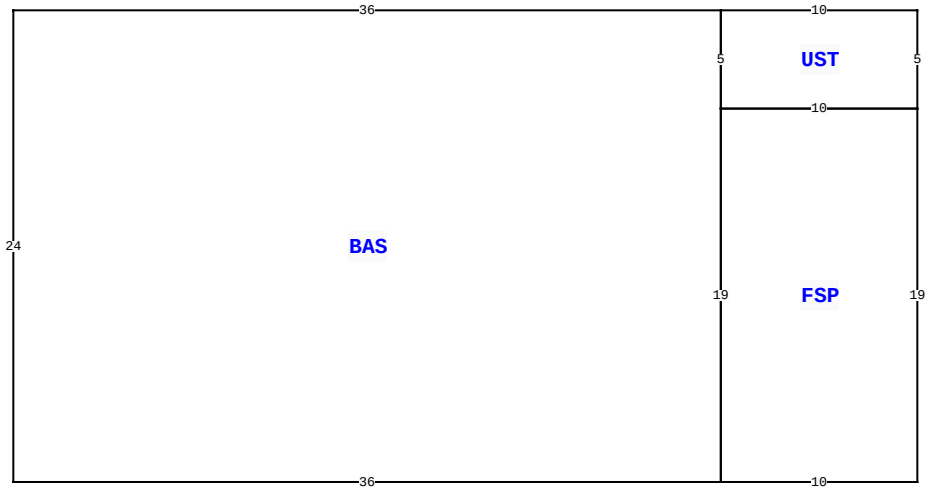
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	64,485
FSP	190	40		76	5,672
UST	50	45		22	1,642
TOTALS	1,104			962	71,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	962	121.1600	135.70	130,543	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 1999 Heated Area: 864 HX Base Yr 1999



220 NE DERBY TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		71,799
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		80,349
SOH/AGL Deduction		38,553
ASSESSED VALUE		41,796
TOTAL EXEMPTION VALUE	HX HB SX	41,796
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		80,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1461/1549	3/10/2022	LE	U	I	14	100
GRANTOR: TURNER LINDA NEWTON						
GRANTEE: TURNER LINDA NEWTON						
1328/0799	6/24/2014	QC	U	I	11	100
GRANTOR: PATRICIA ANN DICKS &						
GRANTEE: PATRICIA ANN DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 FSP= E10 N19 W10 S19$ N19 UST= E10 N5 W10 S5$ N5$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 150

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 09/17/2015 BY DF Total Acres: 0.20 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 08/19/2025 BY SYS