

COMM NE COR OF SW1/4 OF SW1/4, E
S 12 DEG W 31 FT, FOR POB, N 87
FT, SW 308.69 FT, SE 132.87 FT,

TURNER TIANA/TURNER DANIEL
371 SE CHEDDAR CT
LAKE CITY, FL 32025

2026

28-3S-17-11951-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	260	100	2023
BAS	1,890	100	2023
TOTALS	2,150		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2023	Heated Area: 2150		HX Base Yr						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	260	100	2023	260	14,188								
BAS	1,890	100	2023	1,890	103,139								
TOTALS	2,150			2,150	117,328								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			117,328
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			6,534
TOTAL MARKET VALUE			125,862
SOH/AGL Deduction			0
ASSESSED VALUE			125,862
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			125,862
TOTAL JUST VALUE			125,862
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-000001	TRIPLE WIDE		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/749	2/11/2022	QC	U	V	11	100
GRANTOR: TURNER TIANA						
GRANTEE: TURNER TIANA						
1457/1844	1/26/2022	QC	P	V	98	100
GRANTOR: TURNER TIANA						
GRANTEE: TURNER TIANA						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
2	0081	DECKING WI	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0			0.00	0.00	43,560.00	SF		1.00	1.00	0.30	0.50	0.15	6,534							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=20,27] E70 S27 W70 N27 \$
BAS=[YR=2023;ORIG=43,14] E20 S13 W20 N13 \$